



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660003747 Parcel ID 000000-00-0-00630-001-0054 Cadastral ID 05-21-15-04130 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 262570 CHERRY, WILLIAM PAUL & ROZANNE N PO BOX 1512 OWASSO OK 74055-1512																																																						
Parcel Location Situs 05935 E 480 RD Subdivision QUAIL CREEK AMENDED Lot/Block 0054 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 5 / 21 / 15 / 5 Neighborhood 1107 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lat/Long: 36.32249447 -95.72295836					Building Permits																																																	
LOTS 54 & 55 BLOCK 1 QUAIL CREEK AMENDED					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1015/817	D&M HOMES INC	02/09/1996	108,000	No																																													
					1007/905	KUMPF, DENNIS CHARLES	11/11/1995	14,500	No																																													
					887/842	WILLIAMS, JOHN D & ETAL	07/28/1992	11,000	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 74,356</td> <td>46,744</td> <td>11%</td> <td>5,142</td> <td>Assessed</td> <td>19,904</td> <td>2,160.34</td> </tr> <tr> <td>Year Frozen</td> <td>2022</td> <td>Improvements 213,474</td> <td>134,199</td> <td></td> <td>14,762</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-97.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 287,830</td> <td>180,943</td> <td></td> <td>19,904</td> <td>Total Taxable</td> <td>18,904</td> <td>2,063.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	0	Land Value 74,356	46,744	11%	5,142	Assessed	19,904	2,160.34	Year Frozen	2022	Improvements 213,474	134,199		14,762	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-97.00	TIF Project ID	0	Total Value 287,830	180,943		19,904	Total Taxable	18,904	2,063.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003747	CHERRY, WILLIAM PAUL &	7	283,289	1000	18,903	2,063.00																																															
2024	2024-660003747	CHERRY, WILLIAM PAUL &	7	297,208	1000	18,904	2,100.00																																															
2023	2023-660003747	CHERRY, WILLIAM PAUL &	7	223,288	1000	18,904	2,055.00																																															
2022	2022-660003747	CHERRY, WILLIAM PAUL &	7	215,231	1000	18,903	2,136.00																																															
2021	2021-660003747	CHERRY, WILLIAM PAUL &	7	202,699	1000	18,324	2,049.00																																															
2020	2020-660003747	CHERRY, WILLIAM PAUL &	7	203,259	1000	17,762	1,984.00																																															
2019	2019-660003747	CHERRY, WILLIAM PAUL &	7	194,563	1000	17,215	1,924.00																																															
2018	2018-660003747	CHERRY, WILLIAM PAUL &	7	199,004	1000	16,684	1,806.00																																															
2017	2017-660003747	CHERRY, WILLIAM PAUL &	7	197,556	1000	16,170	1,766.00																																															
2016	2016-660003747	CHERRY, WILLIAM PAUL &	7	193,266	1000	15,669	1,713.00																																															
2015	2015-660003747	CHERRY, WILLIAM PAUL &	7	189,794	1000	15,184	1,671.00																																															
2014	2014-660003747	CHERRY, WILLIAM PAUL &	7	190,472	1000	14,712	1,632.00																																															
2013	2013-660003747	CHERRY, WILLIAM PAUL &	7	181,037	1000	14,255	1,553.00																																															



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Lot Data	Square-Foot - NBHD 1107 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2	
Non-Ag Acres	2.0279	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	88,337.00 x .84 = 74,356	
Factor Value		
Adjustments	1.0000	
Lot Value	74,356	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,858 / 1,858
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,858
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	696 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23



\\tsclient\C\Users\Randy Necessary\Pictures\101_0331\IMG_0056. 4/1/2022

Cost Approach		Manual : 01/2025	
Base Cost	108.34	Total Misc Impr	+ 9,233
Roofing Adj	+ 4.77	Garage Cost	+ 20,838
Subfloor Adj	+ -2.27	Total RCN	= 275,011
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 77,003
Plumbing Adj	+ 8.35	Lump Sums	+ 7,959
Basement Adj	+ 0.00	RCNLD	= 205,967
Adj Base Cost	= 131.83	Lot Value	+ 74,356
Total Area	x 1,858	Indicated Value	= 280,323
Adjusted Cost	= 244,940	Value Per SqFt	150.87

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	250,023	134.57	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	343,310 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	205,967		
Lot Value	74,356		
Indicated Value	280,323	150.87	Per SqFt
Agland Value			
Site Improvements	7,507		
Total Value	287,830	154.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	9250	116		116	26.56		3,081
PRCH	SLAB PORCH - COVERED	9251	5x4		20	26.87		537
WODO	WOOD DECK - OPEN	119607	20x14		280	18.00	25%	3,780
WODO	Wood Deck - Open	153491	182		182	22.96		4,179



Rogers

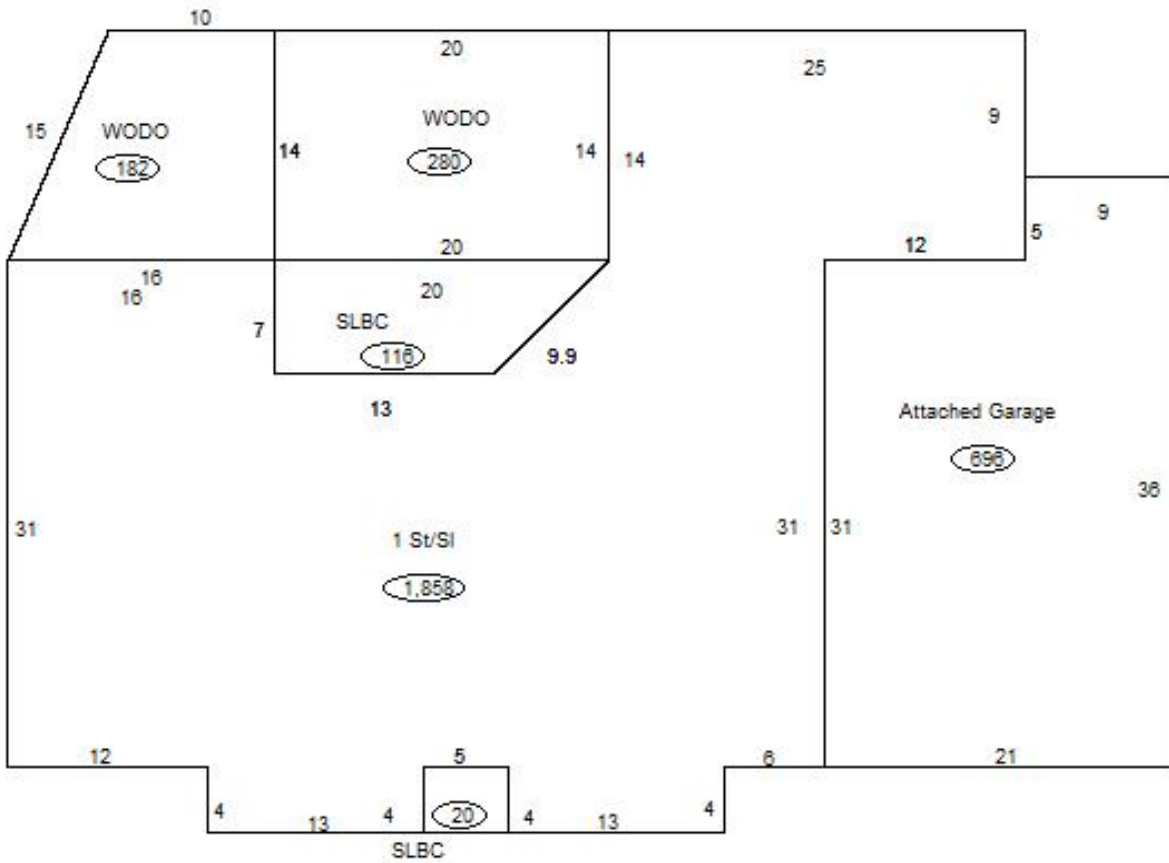
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,858	1.000	1,858
2	G	1		13	Attached Garage	696	1.000	696
3	M	PRCH		13	SLBC	116	1.000	116
4	M	PRCH		13	SLBC	20	1.000	20
5	M	WODO		13	WODO	280	1.000	280
6	M	WODO		13	WODO	182	1.000	182
Total Building Area						1,858		1,858



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			480
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 480)		15,014	15,014	7,507	7,507
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					