




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	660005950				 <p>04/28/2022 10:02</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0428\IMG_0001. 4/29/2022</p>																			
Parcel ID	000000-00-0-00705-001-0012																							
Cadastral ID	07-21-15-01120																							
Property Type	REAL - Real Property																							
Property Class	RRP	VI Area 4																						
Tax Area	7 - OWASSO/LIMESTONE FIRE																							
Name ID	286382																							
GAMMEL, NATHAN & GENEVIEVE G																								
4432 E 483 RD OWASSO OK 74055-0000																								
Parcel Location																								
Situs	04432 E 483 RD																							
Subdivision	ROLLING MEADOWS EXT																							
Lot/Block	0012 / 0001	Parcel Size 1 - Lots																						
Sec/Twn/Rng	7 / 21 / 15 / 5																							
Neighborhood	1106 - R-V01,4-SW CLAREMORE																							
School District	S021 - OWASSO SCHOOLS																							
Legal Description Lat/Long: 36.31692466 -95.75102928																								
LOT 12 BLOCK 1 ROLLING MEADOWS EXT																								
Building Permits																								
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																								
Code	Type	Active	Maximum	Exemption																				
H	Homestead	Yes	1,000	1,000																				
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
1613/625	WACHOVIA BANK/WASH MUTUAL-BAI	08/10/2004	83,500	YES																				
1587/658	LIVINGSTON, STAN & LILI	04/30/2004	0	10																				
1370/230	SCHMIDT, WILLIAM JAMES JR	04/08/2002	136,500	YES																				
895/337	SCHMIDT, WILLIAM JAMES JR	10/02/1992	0	No																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																
Remove Cap	2005	Land Value	98,354	52,479	11%	5,773	Assessed	16,974	1,842.32															
Year Frozen	0	Improvements	153,740	101,831		11,201	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00															
TIF Project ID	0	Total Value	252,094	154,310		16,974	Total Taxable	15,974	1,745.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-660005950	GAMMEL, NATHAN &	7	235,941	1000	15,481	1,691.00																	
2024	2024-660005950	GAMMEL, NATHAN &	7	242,818	1000	15,000	1,669.00																	
2023	2023-660005950	GAMMEL, NATHAN &	7	151,759	1000	14,534	1,584.00																	
2022	2022-660005950	GAMMEL, NATHAN &	7	112,135	1000	11,335	1,286.00																	
2021	2021-660005950	GAMMEL, NATHAN &	7	113,055	1000	11,436	1,284.00																	
2020	2020-660005950	GAMMEL, NATHAN &	7	111,658	1000	11,282	1,265.00																	
2019	2019-660005950	GAMMEL, NATHAN &	7	110,128	1000	11,114	1,247.00																	
2018	2018-660005950	GAMMEL, NATHAN &	7	118,744	1000	12,062	1,310.00																	
2017	2017-660005950	GAMMEL, NATHAN &	7	117,955	1000	11,942	1,308.00																	
2016	2016-660005950	GAMMEL, NATHAN &	7	115,543	1000	11,565	1,268.00																	
2015	2015-660005950	GAMMEL, NATHAN &	7	117,246	1000	11,199	1,236.00																	
2014	2014-660005950	GAMMEL, NATHAN &	7	120,953	1000	10,844	1,207.00																	
2013	2013-660005950	GAMMEL, NATHAN &	7	120,452	1000	10,499	1,148.00																	



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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	107132		
Non-Ag Acres	2.394		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	104,281.00 x .94 = 98,354		
Factor Value			
Adjustments	1.0000		
Lot Value	98,354		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,820 / 1,820
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 42

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	176,765 97.12 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	17,850 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	106,327
Lot Value	98,354
Indicated Value	204,681 112.46 Per SqFt
Agland Value	
Site Improvements	47,413
Total Value	252,094 138.51 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.60	Total Misc Impr	+ 5,259
Roofing Adj	+ 5.08	Garage Cost	+
Subfloor Adj	+ 1.15	Total RCN	= 207,534
Heat/Cool Adj	+ 5.57	Depreciation (50%)	- 103,767
Plumbing Adj	+ 5.74	Lump Sums	+ 2,560
Basement Adj	+ 0.00	RCNLD	= 106,327
Adj Base Cost	= 111.14	Lot Value	+ 98,354
Total Area	x 1,820	Indicated Value	= 204,681
Adjusted Cost	= 202,275	Value Per SqFt	112.46

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
WODO	WOOD DECK - OPEN	13955	16x16		256	18.18	45%	2,560
PATO	SLAB PORCH - OPEN	13956		15	15	10.86		163



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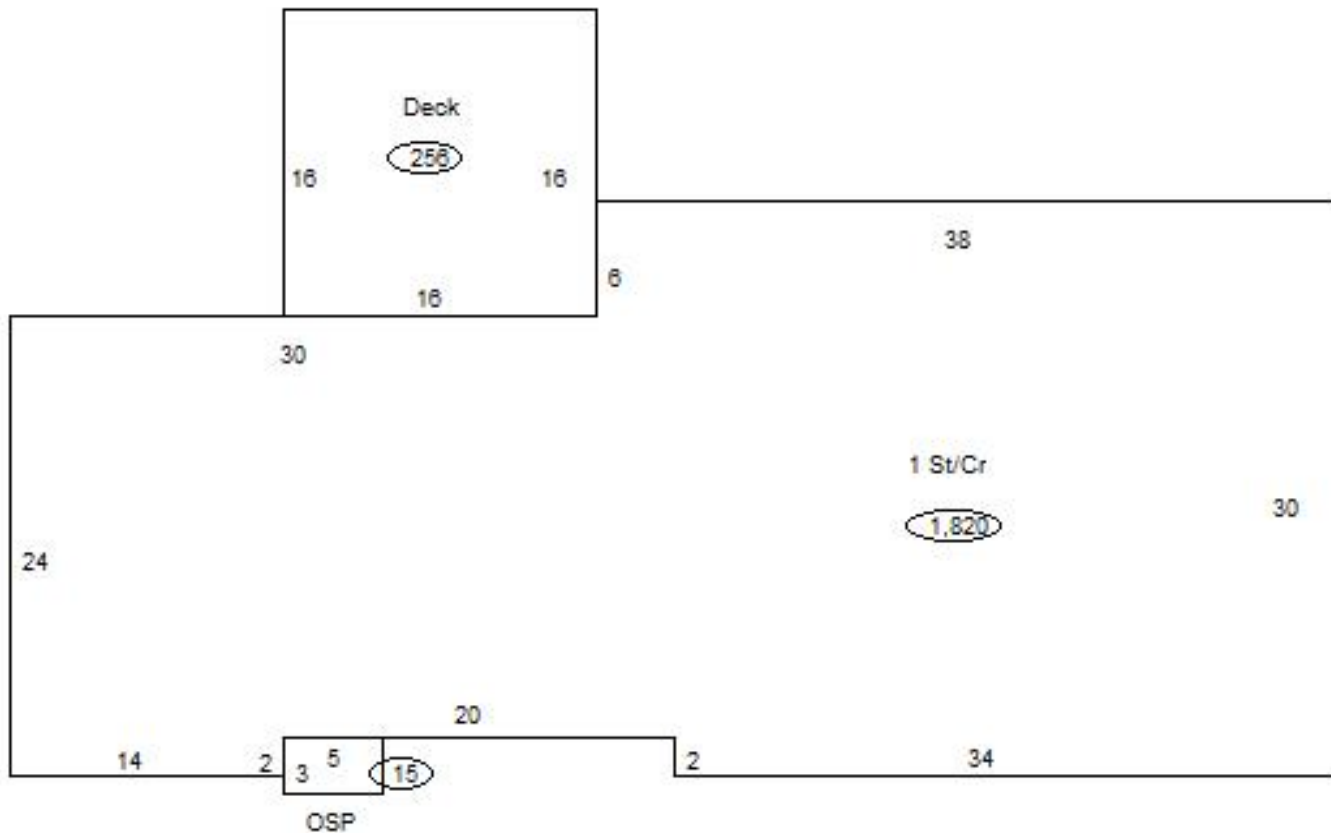
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,820	1.000	1,820
2	M	WODO		13	WODO	256	1.000	256
3	M	PATO		13	Open Slab	15	1.000	15
Total Building Area						1,820		1,820



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x58x0			1,740
	Qual	2	Cond 2	Year	Eff Age 2022	4
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	
Base Cost (29.30 x 1,740)		50,982		50,982	3,569	47,413
	BARN	BARN	0x0x0			490
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
Base Cost (10.48 x 490)		5,135		5,135	5,135	
	STF	STG FAIR	14x20x0			280
	Qual	2	Cond 2	Year	Eff Age 2026	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
Base Cost (4.68 x 280)		1,310		1,310	1,310	
	PCPT	Carport - Portable	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
Base Cost (4.61 x)						
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
Base Cost (4.68 x)						