



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:42:02
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Assessment Data					Primary Image																																																																																																																				
Account 660005957 Parcel ID 000000-00-0-00705-001-0019 Cadastral ID 07-21-15-01190 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 303055 SHELL, WAYLON MICHAEL 4031 E 484 RD OWASSO OK 74055-0000 Parcel Location Situs 04031 E 484 RD Subdivision ROLLING MEADOWS EXT Lot/Block 0019 / 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: 36.31604190 -95.75786221 LOT 19 BLOCK 1 ROLLING MEADOWS EXT																																																																																																																									
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.0112	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	87,609.00 x 1.06 = 92,518	
Factor Value		
Adjustments	1.0000	
Lot Value	92,518	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 92,518
Total Area	x	Indicated Value	= 92,518
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	92,518		
Indicated Value	92,518	0.00	Per SqFt
Agland Value			
Site Improvements	1,606		
Total Value	94,124	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER			2014	1	0.00		



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	22x24x0			528
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)		RCNLD
Base Cost (4.68 x 528)		2,471		2,471 865		1,606



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 72 x 28
Condition	3.1 - Average
Quality	3.1 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,016 / 2,016
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2018 / 6

\\tsclient\C\Users\Randy Necessary\Pictures\101_0428\IMG_0039. 4/29/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	32.02	Total Misc Impr	+ 3,561				
Roofing Adj	+ 2.57	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 89,241				
Heat/Cool Adj	+ 2.23	Depreciation (21%)	- 18,741				
Plumbing Adj	+ 5.68	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 70,500				
Adj Base Cost	= 42.50	Lot Value	+ 0				
Total Area	x 2,016	Indicated Value	= 70,500				
Adjusted Cost	= 85,680	Value Per SqFt	34.97				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	70,500		
Lot Value			
Indicated Value	70,500	34.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	70,500	34.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	153411	20x12		240	10.13		2,431
PATO	Slab Porch - Open	153412	16x6		96	11.77		1,130



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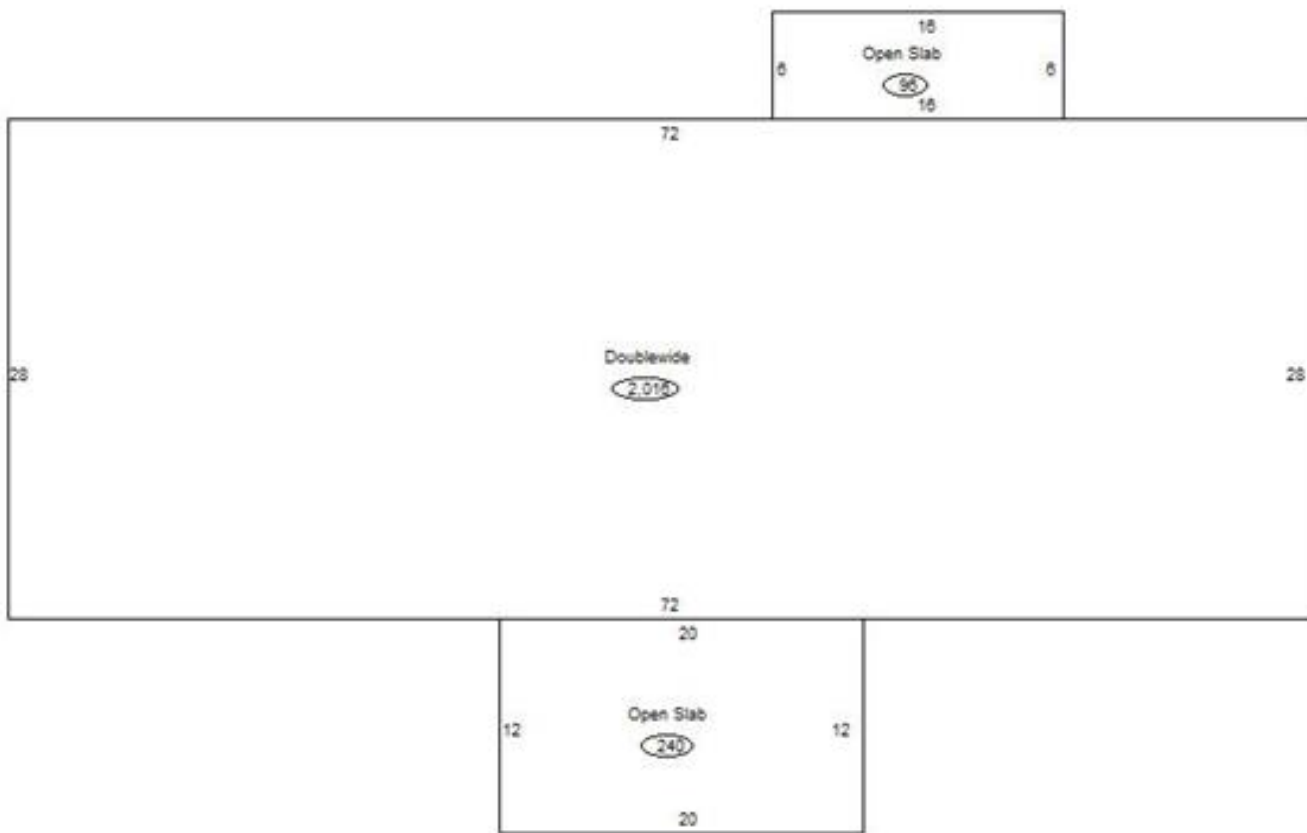
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	2,016	1.000	2,016
2	M	PATO		10	Open Slab	240	1.000	240
3	M	PATO		10	Open Slab	96	1.000	96
Total Building Area						2,016		2,016