




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																								
<b>Account</b> 660005963 <b>Parcel ID</b> 000000-00-0-00705-001-0025 <b>Cadastral ID</b> 07-21-15-01250 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 343654 SHRUM, TIMOTHY & STEPHANIE  4078 E 484 RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 04078 E 484 RD <b>Subdivision</b> ROLLING MEADOWS EXT <b>Lot/Block</b> 0025 / 0001 Parcel Size .4 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 15 / 5 <b>Neighborhood</b> 1106 - R-V01,4-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS					 <p style="text-align: right; color: orange;">04/28/2022 12:13</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0428\IMG_0064. 5/2/2022</p>																								
<b>Legal Description</b> Lat/Long: 36.31518154 -95.75700051																													
PT OF LOT 25 BLOCK 1 ROLLING MEADOWS EXT DESC 2024-001131 AS BEG NW/C LOT 25; N88.0643E 187.34'; S01.5316E 220.74'; S88 0643W 187.34'; N01.5317W 220.74' TO POB.					<b>Building Permits</b> <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																									
<b>Exemptions</b>					<b>Sale History</b>																								
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																				
					/	SHRUM, TIMOTHY &/OR STEPHANIE	01/18/2024	0	4																				
					/	RAPP, SHERRI DAWN	01/20/2023	150,000	YES																				
					1935/528	EKLUND, MICHAEL ROBERT &	02/22/2008	115,000	YES																				
					1917/580	WISELY, STEVEN DELMAN	11/27/2007	116,000	YES																				
					1150/345	HARGIS, TINA M	12/31/1998	76,000	No																				
<b>Parcel Valuation</b>																													
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>																				
<b>Remove Cap</b>	2024		<b>Land Value</b>	25,264	25,264	11%	2,779	<b>Assessed</b>	14,655																				
<b>Year Frozen</b>	0		<b>Improvements</b>	107,962	107,962		11,876	<b>Penalty</b>	0																				
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0																				
<b>TIF Project ID</b>	0		<b>Total Value</b>	133,226	133,226		14,655	<b>Total Taxable</b>	14,655																				
<b>Assessment History</b>																													
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																				
2025	2025-660005963	SHRUM, TIMOTHY & STEPHANIE			7	143,520	0	15,787	1,713.00																				
2024	2024-660005963	SHRUM, TIMOTHY & STEPHANIE			7	149,997	0	16,499	1,821.00																				
2023	2023-660005963	SHRUM, TIMOTHY &/OR STEPHANIE			7	121,383	1000	11,607	1,268.00																				
2022	2022-660005963	RAPP, LARRY JAMES &			7	111,269	1000	11,240	1,276.00																				
2021	2021-660005963	RAPP, LARRY JAMES &			7	115,762	1000	11,734	1,317.00																				
2020	2020-660005963	RAPP, LARRY JAMES &			7	114,437	1000	11,588	1,299.00																				
2019	2019-660005963	RAPP, LARRY JAMES &			7	112,195	1000	11,341	1,272.00																				
2018	2018-660005963	RAPP, LARRY JAMES &			7	114,770	1000	11,625	1,262.00																				
2017	2017-660005963	RAPP, LARRY JAMES &			7	114,068	1000	11,547	1,265.00																				
2016	2016-660005963	RAPP, LARRY JAMES &			7	112,019	1000	11,322	1,242.00																				
2015	2015-660005963	RAPP, LARRY JAMES &			7	110,006	1000	11,101	1,226.00																				
2014	2014-660005963	RAPP, LARRY JAMES &			7	111,926	1000	11,312	1,259.00																				
2013	2013-660005963	RAPP, LARRY JAMES &			7	110,045	1000	11,105	1,213.00																				




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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 0 <b>Non-Ag Acres</b> 0.9547 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 41,588.00 x 1.42 = 59,055 <b>Factor Value</b> <b>Adjustments</b> 0.4278 <b>Lot Value</b> 25,264		 <p style="text-align: right; color: orange;">04/28/2022 12:13</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0428\IMG_0064. 5/2/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2.5 - Fair
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,392 / 1,392
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	504 Carport - Gable Roof
<b>Remodel</b>	
<b>Year/Eff Age</b>	1985 / 36

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	85.04	<b>Total Misc Impr</b>	+ 3,326	<b>Roofing Adj</b>	+ 3.88	<b>Garage Cost</b>	+ 3,296
<b>Subfloor Adj</b>	+ 2.31	<b>Total RCN</b>	= 160,591	<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 47%)</b>	- 75,478
<b>Plumbing Adj</b>	+ 9.08	<b>Lump Sums</b>	+ 838	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 85,951
<b>Adj Base Cost</b>	= 110.61	<b>Lot Value</b>	+ 25,264	<b>Total Area</b>	x 1,392	<b>Indicated Value</b>	= 111,215
		<b>Value Per SqFt</b>	79.90	<b>Adjusted Cost</b>	= 153,969		

GRM Approach			
<b>GRM Code</b>			
<b>Gross Rent</b>	0.00		
<b>Indicated Value</b>			
Multiple Regression			
<b>MRA Code</b>	1 Test		
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	166,982	119.96	Per SqFt
Direct Comparables			
<b>Selection Model</b>	A Adam Test		
<b>Adjustment Model</b>	1 2022 Residential		
<b>Comparables</b>			
<b>Indicated Value</b>	17,270		Per SqFt
Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	85,951		
<b>Lot Value</b>	25,264		
<b>Indicated Value</b>	111,215	79.90	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	22,011		
<b>Total Value</b>	133,226	95.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	13990	20x8		160	20.79		3,326
WODO	WOOD DECK - OPEN	13991	12x10		120	23.27	70%	838



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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	1,392	1.000	1,392
2	G	3		13	Carport, Gable Roof	504	1.000	504
3	M	PRCH		13	SLBC	160	1.000	160
4	M	WODO		13	WODO	120	1.000	120
<b>Total Building Area</b>						1,392		1,392



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			720	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (31.28 x 720)		22,522		22,522	3,378	19,144
	BARN	BARN	0x0x0			608	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (10.48 x 608)		6,372		6,372	3,505	2,867
	STF	STG FAIR	0x0x0				
	Qual 2	Cond 3	Year	Eff Age	1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual 2	Cond 1	Year	Eff Age	2836		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						