



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:26:01
Page 1

Assessment Data					Primary Image				
Account	660005991								
Parcel ID	000000-00-0-00705-003-0015								
Cadastral ID	07-21-15-01530								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	112784								
VAN NESS, GARY A & SHELA L									
4272 E 488 RD OWASSO OK 74055-0000									
Parcel Location									
Situs	04272 E 488 RD								
Subdivision	ROLLING MEADOWS EXT								
Lot/Block	0015 / 0003	Parcel Size 1 - Lots							
Sec/Twn/Rng	7 / 21 / 15 / 5								
Neighborhood	1106 - R-V01,4-SW CLAREMORE								
School District	S021 - OWASSO SCHOOLS								
30X30 SHOP 12/14/2023									
Legal Description Lat/Long: 36.30961528 -95.75287603									
Building Permits									
LOT 15 BLOCK 3 ROLLING MEADOWS EXT									
Number	Description	Opened	Closed	Amount					
R23 331	R24 30X30 DTCH ACC BLDG	09/2023	12/2023	20,000					
R2016 03 9	R17-NEW 28X78 SQ FT MOBILE HOME	03/2016	07/2016	103,000					
R2014 03 26	R15-NEW 30X30 900 SQ FT DETACH G	03/2014	06/2014	9,500					
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	816/618			19,580	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	0	Land Value	129,071	90,810	11%	9,989	Assessed	19,426	2,108.46
Year Frozen	2025	Improvements	30,896	21,738		2,391	Penalty	0	
Uncapped Value	0	Mobile Home	91,047	64,058		7,046	Exemption	1,000	-97.00
TIF Project ID	0	Total Value	251,014	176,606		19,426	Total Taxable	18,426	2,011.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660005991	VAN NESS, GARY A & SHELA L			7	243,801	1000	18,427	2,010.00
2024	2024-660005991	VAN NESS, GARY A & SHELA L			7	232,767	1000	17,861	1,985.00
2023	2023-660005991	VAN NESS, GARY A & SHELA L			7	174,909	1000	15,197	1,655.00
2022	2022-660005991	VAN NESS, GARY A & SHELA L			7	162,806	1000	14,726	1,668.00
2021	2021-660005991	VAN NESS, GARY A & SHELA L			7	156,976	1000	14,268	1,598.00
2020	2020-660005991	VAN NESS, GARY A & SHELA L			7	156,193	1000	13,823	1,547.00
2019	2019-660005991	VAN NESS, GARY A & SHELA L			7	151,088	1000	13,391	1,501.00
2018	2018-660005991	VAN NESS, GARY A & SHELA L			7	155,427	1000	12,972	1,407.00
2017	2017-660005991	VAN NESS, GARY A & SHELA L			7	154,619	1000	12,565	1,376.00
2016	2016-660005991	VAN NESS, GARY A & SHELA L			7	67,781	1000	2,843	323.00
2015	2015-660005991	VAN NESS, GARY A & SHELA L			7	69,137	1000	2,731	312.00
2014	2014-660005991	VAN NESS, GARY A & SHELA L			7	62,000	1000	1,860	219.00
2013	2013-660005991	VAN NESS, GARY A & SHELA L			7	62,000	1000	1,777	206.00



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 Time 06:26:01
 Page 2

Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.4087		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	192,045.00 x .67 = 129,071		
Factor Value			
Adjustments	1.0000		
Lot Value	129,071		



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	/

30X30 SHOP 12/14/2023

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	+ 129,071
Total Area	x	Indicated Value	= 129,071
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	129,071		
Indicated Value	129,071	0.00	Per SqFt
Agland Value			
Site Improvements	29,280		
Total Value	158,351	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



Rogers


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Date 04/17/2026
Time 06:26:01
Page 3

660005991

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x30x10	Concrete	Formed Metal	900
	Qual 3	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)		RCNLD
Base Cost (33.54 x 900)		30,186	30,186	906		29,280



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Date 04/17/2026
 Time 06:26:02
 Page 4

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	<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0503\IMG_0059. 5/4/2022</p>																																													
Residential Data Type 6 Mobile Home 78 x 28 Condition 4 - Good Quality 4 - Good Architecture 6 MS ADJ Style 100% Double Wide Exterior Wall 100% Frame, Siding, Vinyl Base/Total Area 2,184 / 2,184 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 2016 / 6																																														
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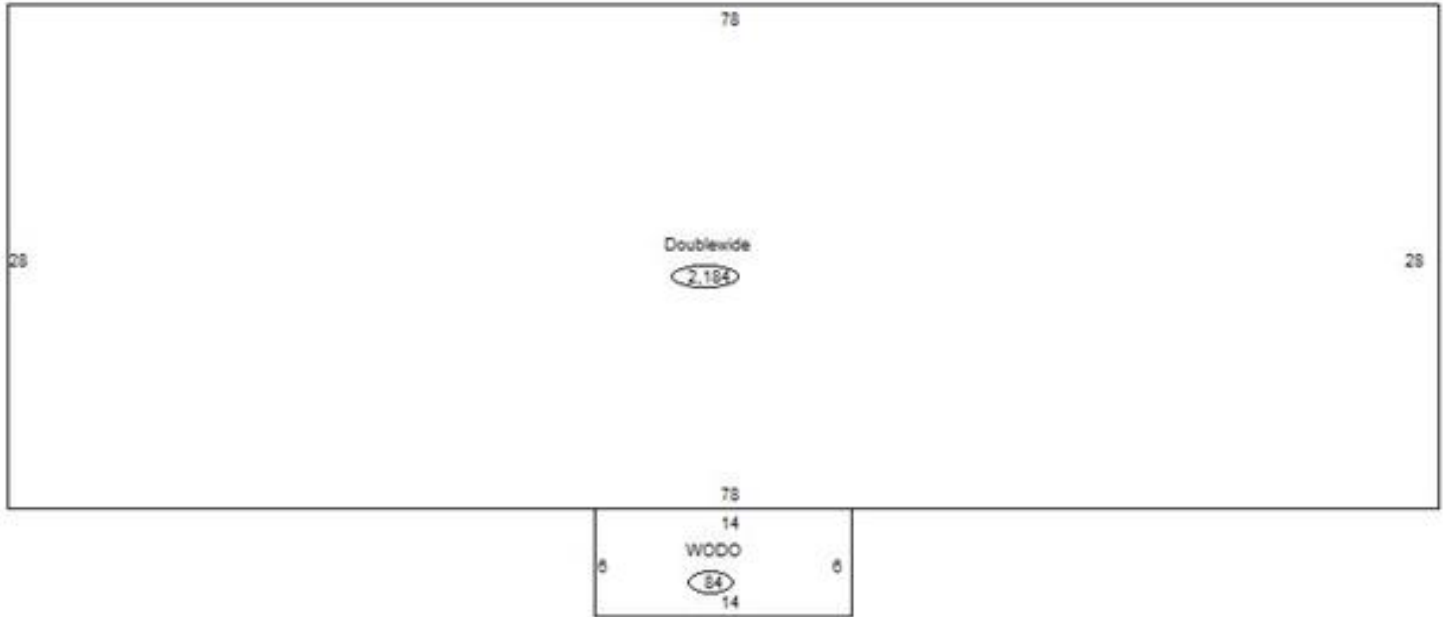
Date 04/17/2026

Time 06:26:02

Page 5

Sketch Image

660005991



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	2,184	1.000	2,184
2	M	WODO		10	WODO	84	1.000	84
Total Building Area						2,184		2,184