




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:04:18
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011527 Parcel ID 21N14E-11-3-00000-000-0000 Cadastral ID 11-21-14-02000 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 345373 GERDOM, DEWARD W JR & TONI J 16144 E 107TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16144 E 107TH ST N Subdivision Lot/Block / Parcel Size 8.66 - Acres Sec/Twn/Rng 11 / 21 / 14 / 3 Neighborhood 6060 - UNPLATTED School District S021 - OWASSO SCHOOLS					 <p>660011527_001.JPG 3/21/2024</p>																																																																																																																				
Legal Description Lat/Long: 36.30846962 -95.79074623 E 540.71'; S 697.73' OF SW SW																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>SHLT</td> <td>Other</td> <td>Yes</td> <td>3,630</td> <td>3,630</td> </tr> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	SHLT	Other	Yes	3,630	3,630	H	Homestead	Yes	1,000	1,000	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>R22 474</td> <td>R23 NEW DTCH ACC BLDG 45X48</td> <td>11/2022</td> <td>03/2024</td> <td>100,000</td> </tr> <tr> <td>R22 91</td> <td>R23 NEW POOL</td> <td>11/2022</td> <td>03/2024</td> <td>130,000</td> </tr> <tr> <td>R22 360</td> <td>R23 NEW SFR 6550 SQ FT</td> <td>09/2022</td> <td>03/2024</td> <td>1,500,000</td> </tr> <tr> <td>R18 000364</td> <td>R22- NEW DTCH GARAGE W/ LIVING</td> <td>11/2018</td> <td>10/2021</td> <td>110,000</td> </tr> <tr> <td>R18 000232</td> <td>R22- NEW 5100 SQ FT SFR</td> <td>08/2018</td> <td>10/2021</td> <td>400,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 474	R23 NEW DTCH ACC BLDG 45X48	11/2022	03/2024	100,000	R22 91	R23 NEW POOL	11/2022	03/2024	130,000	R22 360	R23 NEW SFR 6550 SQ FT	09/2022	03/2024	1,500,000	R18 000364	R22- NEW DTCH GARAGE W/ LIVING	11/2018	10/2021	110,000	R18 000232	R22- NEW 5100 SQ FT SFR	08/2018	10/2021	400,000																																																																			
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Lot Data	Square-Foot - NBHD 6060 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	8.699	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	378,927.00 x .36 = 138,292	
Factor Value		
Adjustments	2.5309	
Lot Value	350,003	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	6.5 - Excellent
Architecture	SFRX SOLD ABOVE MARKET
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Stone
Base/Total Area	5,211 / 6,506
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	5,211
Fixture/RghIn	/
Bed/F/H Bath	5 / 4.0 / 2.0
Basement Area	
Garage Type	1,718 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

660011527_001.JPG	3/21/2024
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	304.18	Total Misc Impr	+ 96,474				
Roofing Adj	+ 5.97	Garage Cost	+ 227,257				
Subfloor Adj	+ -9.97	Total RCN	= 2,471,036				
Heat/Cool Adj	+ 22.94	Depreciation (1%)	- 24,710				
Plumbing Adj	+ 6.93	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 2,446,326				
Adj Base Cost	= 330.05	Lot Value	+ 350,003				
Total Area	x 6,506	Indicated Value	= 2,796,329				
Adjusted Cost	= 2,147,305	Value Per SqFt	429.81				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	2,446,326		
Lot Value	350,003		
Indicated Value	2,796,329	429.81	Per SqFt
Agland Value			
Site Improvements	100,881		
Total Value	2,897,210	445.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159836	534		534	44.12		23,560
PRCH	Slab Porch - Covered	159837	1286		1,286	41.70		53,626
FPR1	Fireplace - Residential 1 Story		1	2024	1	9,658.49		9,658
ODFP	Outdoor Fireplace/Firepit		1	2024	1	9,630.41		9,630
SHLT	STORM SHELTER (AG IN SFR)		1	2024	1	0.00		



Rogers

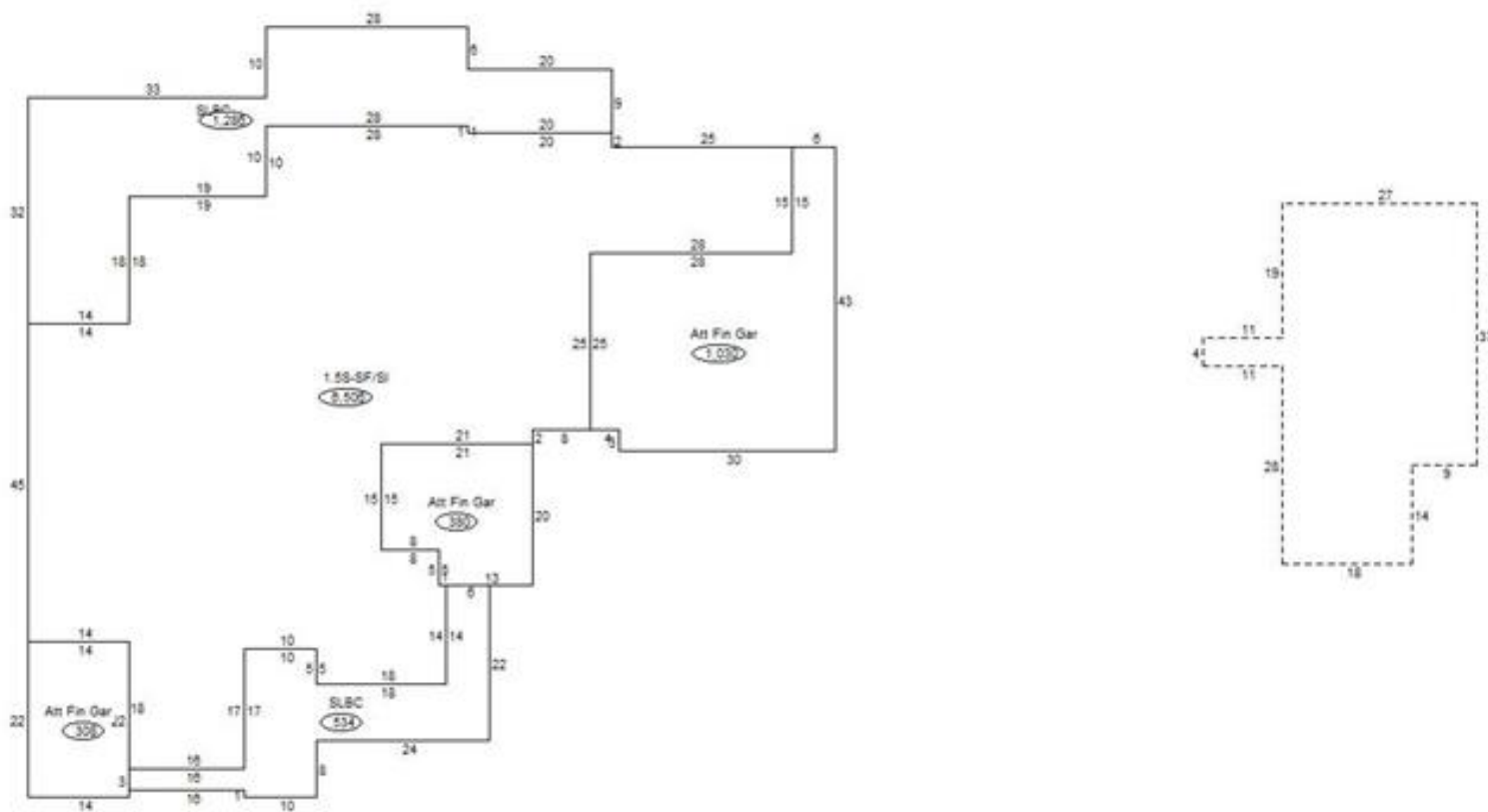
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		20	Att Fin Gar	308	1.000	308
2	R	5	Slab	20	1.5S-SF/SI	5,211	1.249	6,506
3	U	^UL		20	Upper Level (2)	1,295	1.000	1,295
4	G	5		20	Att Fin Gar	380	1.000	380
5	G	5		20	Att Fin Gar	1,030	1.000	1,030
6	M	PRCH		20	SLBC	534	1.000	534
7	M	PRCH		20	SLBC	1,286	1.000	1,286
Total Building Area						5,211		6,506



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	Barn	48x45x20	Reinforced-Concrete		2,160
	Qual	7	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
	Base Cost (35.44 x 2,160)		76,550	76,550	5,359	71,191
	SPLG	SWIM-GUNITE	30x15x0	Reinforced-Concrete		450
	Qual	6	Cond 6	Year 2024	Eff Age 1	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (69.45 x 450)		31,253	31,253	1,563	29,690