



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	660011627								
Parcel ID	000000-00-0-00384-002-0007								
Cadastral ID	11-21-14-04460								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	349549								
GLEDHILL, JEROD									
17542 E 112TH ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	17542 E 112TH ST N								
Subdivision	HOFFMAN ACRES								
Lot/Block	0007 / 0002	Parcel Size 1 - Lots							
Sec/Twn/Rng	11 / 21 / 14 / 5								
Neighborhood	1047 - R-V04-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.31691887 -95.77996748									
Building Permits									
LOT 7 BLOCK 2 HOFFMAN ACRES									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	WINSLOW, THOMAS & KANDY	02/12/2026	168,500	YES
					/	TRAN, DAT TUAN	01/26/2021	132,000	YES
					/	SANDERS, BRYAN K &	12/17/2018	81,000	YES
					1987/923	PIDGEON, LEO L JR &	10/31/2008	37,000	YES
					1233/463	REE, CARL H	06/22/2000	23,000	Yes
					1053/582	REE, CARL H	04/20/1996	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2027	Land Value	87,962	86,703	11%	9,537	Assessed	16,808	1,646.51
Year Frozen	0	Improvements	68,006	66,103		7,271	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	155,968	152,806		16,808	Total Taxable	16,808	1,647.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660011627	WINSLOW, THOMAS & KANDY			3	155,274	0	16,008	1,568.00
2024	2024-660011627	WINSLOW, THOMAS & KANDY			3	164,016	0	15,246	1,465.00
2023	2023-660011627	WINSLOW, THOMAS & KANDY			3	132,000	0	14,520	1,361.00
2022	2022-660011627	WINSLOW, THOMAS & KANDY			3	132,000	0	14,520	1,423.00
2021	2021-660011627	WINSLOW, THOMAS & KANDY			3	85,475	0	9,402	910.00
2020	2020-660011627	TRAN, DAT TUAN			3	85,977	0	9,457	914.00
2019	2019-660011627	TRAN, DAT TUAN			3	82,455	0	9,070	877.00
2018	2018-660011627	SANDERS, BRYAN K &			3	48,990	1000	4,313	401.00
2017	2017-660011627	SANDERS, BRYAN K &			3	48,693	1000	4,159	391.00
2016	2016-660011627	SANDERS, BRYAN K &			3	45,689	1000	4,008	377.00
2015	2015-660011627	SANDERS, BRYAN K &			3	44,201	1000	3,862	366.00
2014	2014-660011627	SANDERS, BRYAN K &			3	46,276	1000	3,866	370.00
2013	2013-660011627	SANDERS, BRYAN K &			3	46,276	1000	3,725	349.00



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Lot Data	Square-Foot - NBHD 1047 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1626	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	50,641.00 x 1.74 = 87,962	
Factor Value		
Adjustments	1.0000	
Lot Value	87,962	

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	/

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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	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	+				
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	=				
Adj Base Cost	= 0.00	Lot Value	+	87,962			
Total Area	x	Indicated Value	=	87,962			
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	87,962		
Indicated Value	87,962	0.00	Per SqFt
Agland Value			
Site Improvements	3,773		
Total Value	91,735	0.00	Total Value Per SqFt

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



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			600
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
Base Cost (10.48 x 600)		6,288	6,288	2,515		3,773



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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 80 x 18
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,440 / 1,440
Style	100% Single 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	1996 / 14

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

Cost Approach				Manual : 01/2025	
Base Cost	45.59	Total Misc Impr	+	0	
Roofing Adj	+ 4.19	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	107,035	
Heat/Cool Adj	+ 4.75	Depreciation (44%)	-	47,095	
Plumbing Adj	+ 19.80	Lump Sums	+	4,293	
Basement Adj	+ 0.00	RCNLD	=	64,233	
Adj Base Cost	= 74.33	Lot Value	+		
Total Area	x 1,440	Indicated Value	=	64,233	
Adjusted Cost	= 107,035	Value Per SqFt		44.61	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	64,233		
Lot Value			
Indicated Value	64,233	44.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	64,233	44.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	137762	14x10		140	61.33	50%	4,293



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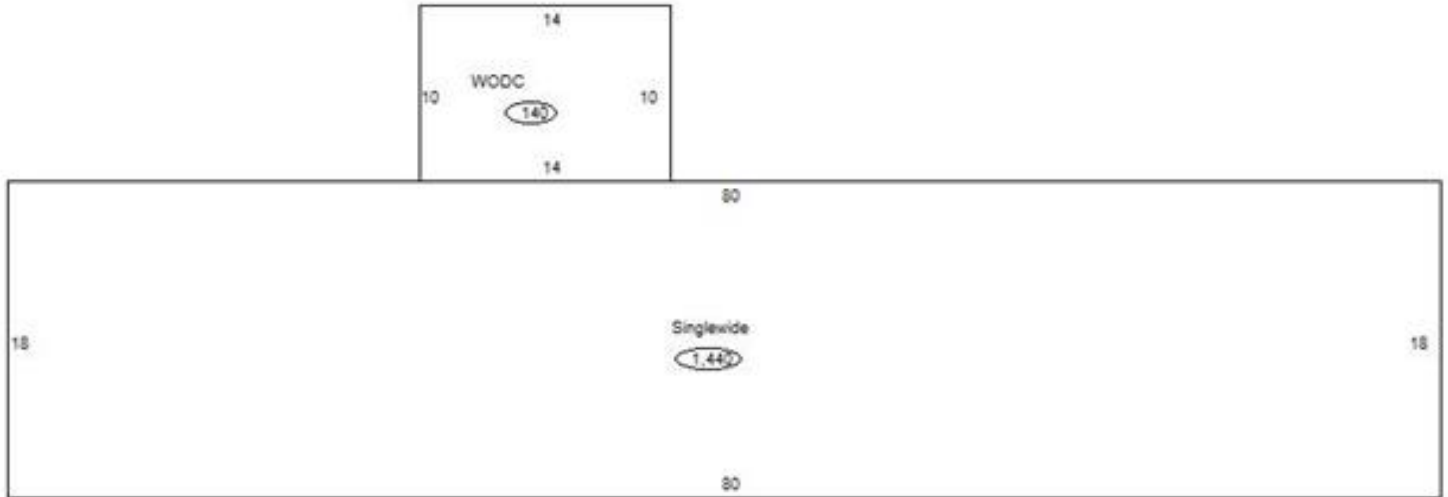
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,440	1.000	1,440
2	M	WODC		10	WODC	140	1.000	140
Total Building Area						1,440		1,440