



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:28:02
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Assessment Data					Primary Image																																																																																																																				
Account 660013102 Parcel ID 000000-00-0-00783-001-0004 Cadastral ID 13-21-14-01440 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 344520 SHADE, JUDY A & KAREN SHADE-LANIER & JIMMY LANIER 10402 ASHFORD CIR OWASSO OK 74055-0000																																																																																																																									
Parcel Location Situs 10402 ASHFORD CIR Subdivision STONEBRIDGE ESTATES II Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30642954 -95.76716565 LOT 4 BLOCK 1 STONEBRIDGE EST 2					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>R2013 09 18</td> <td>R14-NEW 768 SQ FT DETACH GARAGI</td> <td>09/2013</td> <td>12/2013</td> <td>20,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2013 09 18	R14-NEW 768 SQ FT DETACH GARAGI	09/2013	12/2013	20,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1027 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.2956		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAKE LOT		0
Method	Square-Foot		
Base Lot Value	56,438.00 x 2.33 = 131,532		
Factor Value			
Adjustments	1.0000		
Lot Value	131,532		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,100 / 2,100
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,100
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1988 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	268,368	127.79	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	332,840		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.65	Total Misc Impr	+ 14,421
Roofing Adj	+ 4.64	Garage Cost	+ 18,963
Subfloor Adj	+ -2.19	Total RCN	= 300,357
Heat/Cool Adj	+ 12.64	Depreciation (22%)	- 66,079
Plumbing Adj	+ 7.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 234,278
Adj Base Cost	= 127.13	Lot Value	+ 131,532
Total Area	x 2,100	Indicated Value	= 365,810
Adjusted Cost	= 266,973	Value Per SqFt	174.20

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	234,278		
Lot Value	131,532		
Indicated Value	365,810	174.20	Per SqFt
Agland Value			
Site Improvements	23,322		
Total Value	389,132	185.30	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	31265		214	214	26.26	5,620
PRCH	SLAB PORCH - COVERED	31266		120	120	26.55	3,186



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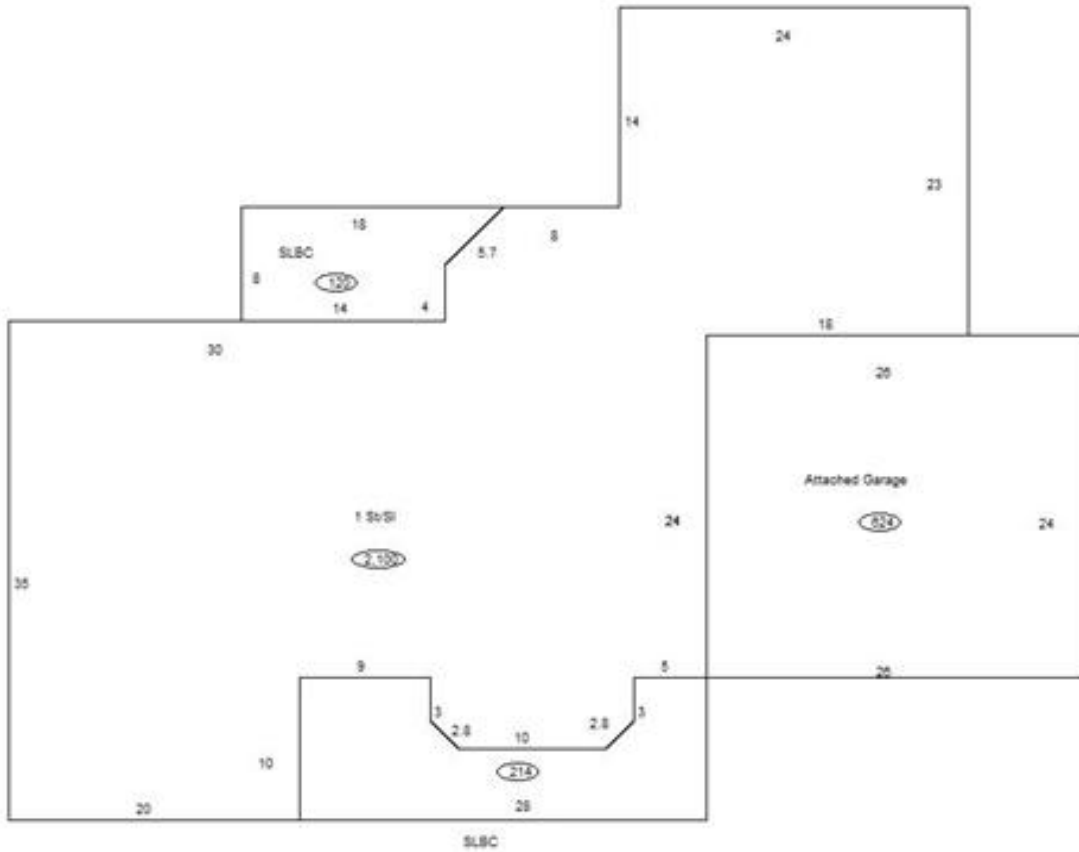
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Sketch Image

660013102



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,100	1.000	2,100
2	G	1		10	Attached Garage	624	1.000	624
3	M	PRCH		10	SLBC	214	1.000	214
4	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						2,100		2,100



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	32x24x0			768
	Qual 4	Cond 3	Year 2013	Eff Age 10		
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (37.96 x 768)	29,153	29,153	5,831	23,322