



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660013142 Parcel ID 000000-00-0-00783-003-0029 Cadastral ID 13-21-14-01840 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 332672 SHULTZ, LYNETTE & JEFFREY 10476 ASHFORD CIR OWASSO OK 74055-0000 Parcel Location Situs 10476 ASHFORD CIR Subdivision STONEBRIDGE ESTATES II Lot/Block 0029 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-1\IMG_0028. 9/1/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.30545719 -95.76487599																																																																																																																									
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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 1.1272 Topography Street Access Utilities Amenities LAND QUALITY 0 LAKE LOT 0 Method Square-Foot Base Lot Value 49,099.00 x 2.49 = 122,358 Factor Value Adjustments 1.0000 Lot Value 122,358		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Frame, Siding, Wood 75% Veneer, Masonry
Base/Total Area	1,364 / 2,536
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,364
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-1\IMG_0028. 9/1/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	299,894	118.25	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	326,760 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.80	Total Misc Impr	+ 22,074				
Roofing Adj	+ 3.14	Garage Cost	+ 22,205				
Subfloor Adj	+ -2.04	Total RCN	= 354,127				
Heat/Cool Adj	+ 14.47	Depreciation (40%)	- 141,651				
Plumbing Adj	+ 8.81	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 212,476				
Adj Base Cost	= 122.18	Lot Value	+ 122,358				
Total Area	x 2,536	Indicated Value	= 334,834				
Adjusted Cost	= 309,848	Value Per SqFt	132.03				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	212,476		
Lot Value	122,358		
Indicated Value	334,834	132.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	334,834	132.03	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	6,429.63	6,430
PRCH	SLAB PORCH - COVERED	31438	40x6		240	28.67	6,881
PRCH	SLAB PORCH - COVERED	31439	308		308	28.45	8,763



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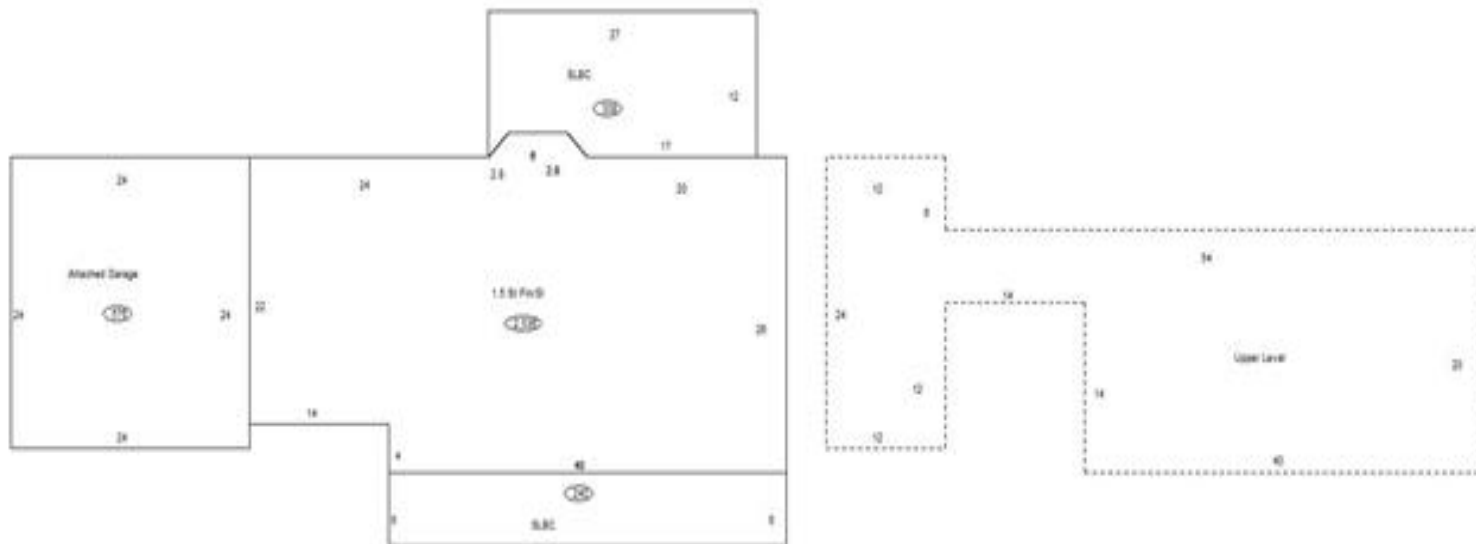
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,364	1.859	2,536
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	240	1.000	240
4	M	PRCH		10	SLBC	308	1.000	308
5	U	^UL	Overhang	10	Upper Level	1,172	1.000	1,172
Total Building Area						1,364		2,536



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x16x0			160
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 160)		749		749		749