



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																					
<b>Account</b> 660013150 <b>Parcel ID</b> 000000-00-0-00783-003-0038 <b>Cadastral ID</b> 13-21-14-01930 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 277748 HOLCOMB, SHAWN M &  TIFFANY D 18801 E BRIDGEWATER PL OWASSO OK 74055-0000																																																										
<b>Parcel Location</b> <b>Situs</b> 18801 E BRIDGEWATER PL <b>Subdivision</b> STONEBRIDGE ESTATES II <b>Lot/Block</b> 0038 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 13 / 21 / 14 / 5 <b>Neighborhood</b> 1027 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																										
<b>Legal Description</b> Lot/Long: 36.30485042 -95.76388044					<b>Building Permits</b>																																																					
LOT 38 BLOCK 3 STONEBRIDGE EST 2					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																												
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<b>Exemptions</b>					<b>Sale History</b>																																																					
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																																	
H	Homestead	Yes	1,000	1,000	1319/238	NOTEBOOM, RON G	08/31/2001	177,000	YES																																																	
					1141/352	WITTEN, JERRY D &	11/05/1998	171,000	Yes																																																	
					953/423	SELLER	04/08/1994	0	No																																																	
					742/340			88,500	No																																																	
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2002</td> <td>Land Value</td> <td>125,147</td> <td>91,844</td> <td>11%</td> <td>10,103</td> <td>Assessed</td> <td>33,070</td> <td>3,589.35</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>209,992</td> <td>208,793</td> <td> </td> <td>22,967</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-97.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>335,139</td> <td>300,637</td> <td> </td> <td>33,070</td> <td>Total Taxable</td> <td>32,070</td> <td>3,492.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2002	Land Value	125,147	91,844	11%	10,103	Assessed	33,070	3,589.35	Year Frozen	0	Improvements	209,992	208,793		22,967	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-97.00	TIF Project ID	0	Total Value	335,139	300,637		33,070	Total Taxable	32,070	3,492.00
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<b>Assessment History</b>																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660013150	HOLCOMB, SHAWN M &	7	327,859	1000	31,107	3,387.00																																																			
2024	2024-660013150	HOLCOMB, SHAWN M &	7	327,038	1000	30,172	3,344.00																																																			
2023	2023-660013150	HOLCOMB, SHAWN M &	7	287,311	1000	29,264	3,174.00																																																			
2022	2022-660013150	HOLCOMB, SHAWN M &	7	267,114	1000	28,383	3,201.00																																																			
2021	2021-660013150	HOLCOMB, SHAWN M &	7	263,181	1000	27,950	3,117.00																																																			
2020	2020-660013150	HOLCOMB, SHAWN M &	7	258,824	1000	27,168	3,026.00																																																			
2019	2019-660013150	HOLCOMB, SHAWN M &	7	248,612	1000	26,347	2,938.00																																																			
2018	2018-660013150	HOLCOMB, SHAWN M &	7	253,148	1000	26,498	2,859.00																																																			
2017	2017-660013150	HOLCOMB, SHAWN M &	7	251,045	1000	25,697	2,798.00																																																			
2016	2016-660013150	HOLCOMB, SHAWN M &	7	244,567	1000	24,920	2,716.00																																																			
2015	2015-660013150	HOLCOMB, SHAWN M &	7	238,112	1000	24,165	2,651.00																																																			
2014	2014-660013150	HOLCOMB, SHAWN M &	7	242,769	1000	23,432	2,592.00																																																			
2013	2013-660013150	HOLCOMB, SHAWN M &	7	228,964	1000	22,720	2,467.00																																																			



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Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1784	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAKE LOT 0	
Method	Square-Foot	
Base Lot Value	51,330.00 x 2.44 = 125,147	
Factor Value		
Adjustments	1.0000	
Lot Value	125,147	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,674 / 2,520
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,674
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	304,821	120.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	329,600		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	209,992		
Lot Value	125,147		
Indicated Value	335,139	132.99	Per SqFt
Agland Value			
Site Improvements			
Total Value	335,139	132.99	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.08	Total Misc Impr	+	25,749			
Roofing Adj	+ 3.46	Garage Cost	+	23,693			
Subfloor Adj	+ -2.23	Total RCN	=	333,320			
Heat/Cool Adj	+ 14.47	Depreciation ( 37%)	-	123,328			
Plumbing Adj	+ 8.87	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	209,992			
Adj Base Cost	= 112.65	Lot Value	+	125,147			
Total Area	x 2,520	Indicated Value	=	335,139			
Adjusted Cost	= 283,878	Value Per SqFt		132.99			

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	31477	20x14		280	28.54		7,991
PRCH	SLAB PORCH - COVERED	31478	46x6		276	28.55		7,880
PATO	SLAB PORCH - OPEN	31479	25x14		350	9.85		3,448



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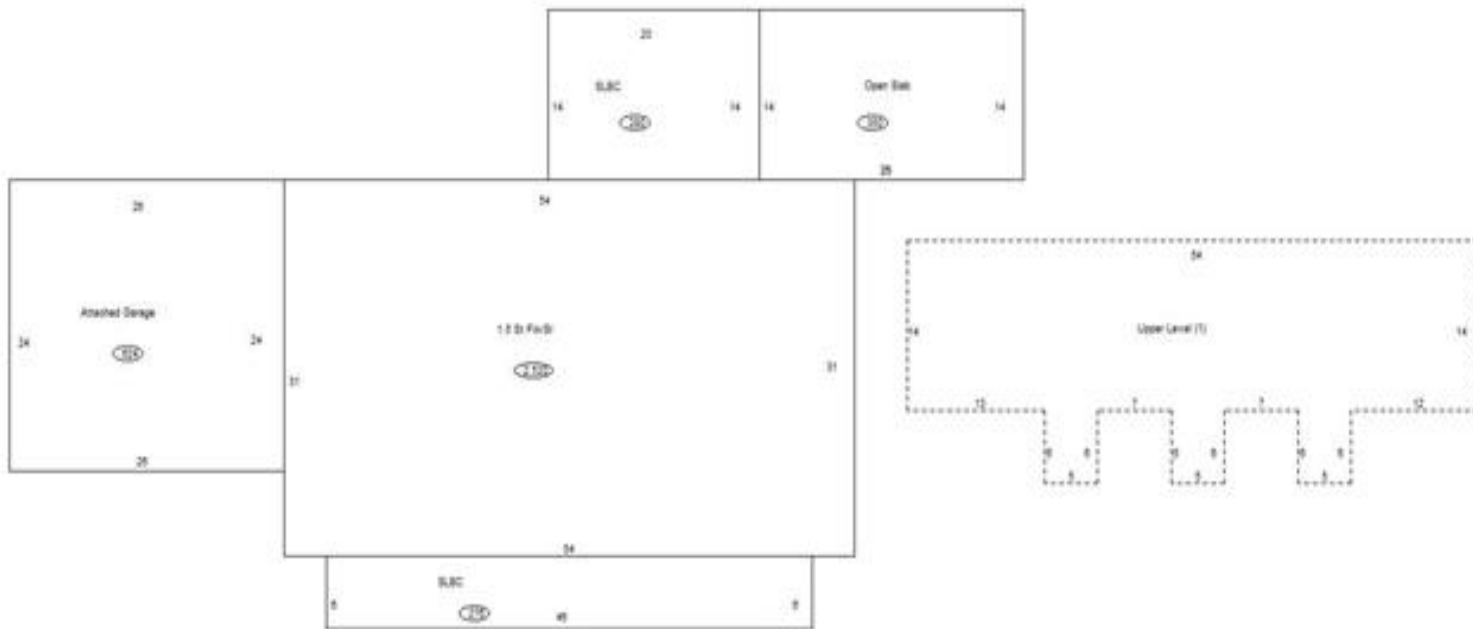
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### Sketch Image

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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	1,674	1.505	2,520
2	G	1		10	Attached Garage	624	1.000	624
3	M	PRCH		10	SLBC	280	1.000	280
4	M	PRCH		10	SLBC	276	1.000	276
5	M	PATO		10	Open Slab	350	1.000	350
6	U	^UL		10	Upper Level (1)	846	1.000	846
<b>Total Building Area</b>						1,674		2,520



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x18x0			144
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (4.68 x 144) 674		<b>Modifier Total</b> 674	<b>RCN</b> 674	<b>Depr (100% Phys/ % Func)</b> 674	<b>RCNLD</b> 674
	GHF	GREENHOUSE	12x12x0			144
	Qual	2	Cond 3	Year	Eff Age 1013	
	<b>Valuation Summary</b> Base Cost (4.50 x 144) 648		<b>Modifier Total</b> 648	<b>RCN</b> 648	<b>Depr (100% Phys/ % Func)</b> 648	<b>RCNLD</b> 648
	STF	STG FAIR	14x24x0			336
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (4.68 x 336) 1,572		<b>Modifier Total</b> 1,572	<b>RCN</b> 1,572	<b>Depr (100% Phys/ % Func)</b> 1,572	<b>RCNLD</b> 1,572