



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 660013213 Parcel ID 000000-00-0-00909-001-0001 Cadastral ID 13-21-14-02980 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 293704 SHEAFF, ROBERT J & ANNE M 10019 N 177TH E AVE OWASSO OK 74055-0000																																																						
Parcel Location Situs 10019 N 177TH E AVE Subdivision WHISPERING HILLS Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lat/Long: 36.29937074 -95.77569568					Building Permits																																																	
LOT 1 BLOCK 1 WHISPERING HILLS					<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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1823/244 892/336	HIGHFILL, WALTER A & HOPPOCK, MELVIN H	11/08/2006 09/03/1992	302,500 18,500	YES Yes																																													
Parcel Valuation					<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>2007</td> <td>Land Value</td> <td>142,802</td> <td>119,116</td> <td>13,103</td> <td>Assessed</td> <td>46,804</td> <td>5,080.01</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>306,371</td> <td>306,371</td> <td>33,701</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>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>449,173</td> <td>425,487</td> <td>46,804</td> <td>Total Taxable</td> <td>45,804</td> <td>4,982.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2007	Land Value	142,802	119,116	13,103	Assessed	46,804	5,080.01	Year Frozen	0	Improvements	306,371	306,371	33,701	Penalty	0		Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value	449,173	425,487	46,804	Total Taxable	45,804	4,982.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660013213	SHEAFF, ROBERT J &	7	441,857	1000	44,440	4,834.00																																															
2024	2024-660013213	SHEAFF, ROBERT J &	7	457,988	1000	43,117	4,772.00																																															
2023	2023-660013213	SHEAFF, ROBERT J &	7	389,383	1000	41,832	4,532.00																																															
2022	2022-660013213	SHEAFF, ROBERT J &	7	396,271	1000	42,590	4,795.00																																															
2021	2021-660013213	SHEAFF, ROBERT J &	7	397,867	1000	42,765	4,762.00																																															
2020	2020-660013213	SHEAFF, ROBERT J &	7	398,973	1000	42,648	4,743.00																																															
2019	2019-660013213	SHEAFF, ROBERT J &	7	385,239	1000	41,376	4,605.00																																															
2018	2018-660013213	SHEAFF, ROBERT J &	7	394,381	1000	42,382	4,564.00																																															
2017	2017-660013213	SHEAFF, ROBERT J &	7	391,565	1000	41,318	4,490.00																																															
2016	2016-660013213	SHEAFF, ROBERT J &	7	382,641	1000	40,085	4,361.00																																															
2015	2015-660013213	SHEAFF, ROBERT J &	7	374,791	1000	38,889	4,258.00																																															
2014	2014-660013213	SHEAFF, ROBERT J &	7	377,222	1000	37,727	4,164.00																																															
2013	2013-660013213	SHEAFF, ROBERT J &	7	358,754	1000	36,599	3,966.00																																															



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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
Lot Size Lot Count Units Buildable 5.37 Non-Ag Acres 5.3094 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 231,277.00 x .62 = 142,802 Factor Value Adjustments 1.0000 Lot Value 142,802		
\\tsclient\T\TOM\COMMERCIAL PICS\2022-08-24\IMG_0034.JPG 8/29/2022		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	R1 Res Nbhd 1
Style	100% Two Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,700 / 2,960
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	692 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	409,956	138.50	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	92.69	Total Misc Impr	+	28,577			
Roofing Adj	+ 3.60	Garage Cost	+	31,617			
Subfloor Adj	+ 0.00	Total RCN	=	418,680			
Heat/Cool Adj	+ 16.31	Depreciation (31%)	-	129,791			
Plumbing Adj	+ 8.51	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	288,889			
Adj Base Cost	= 121.11	Lot Value	+	142,802			
Total Area	x 2,960	Indicated Value	=	431,691			
Adjusted Cost	= 358,486	Value Per SqFt		145.84			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	288,889		
Lot Value	142,802		
Indicated Value	431,691	145.84	Per SqFt
Agland Value			
Site Improvements	17,482		
Total Value	449,173	151.75	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	31746		472	472	31.40		14,821
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	31748	14x13		182	35.78		6,512



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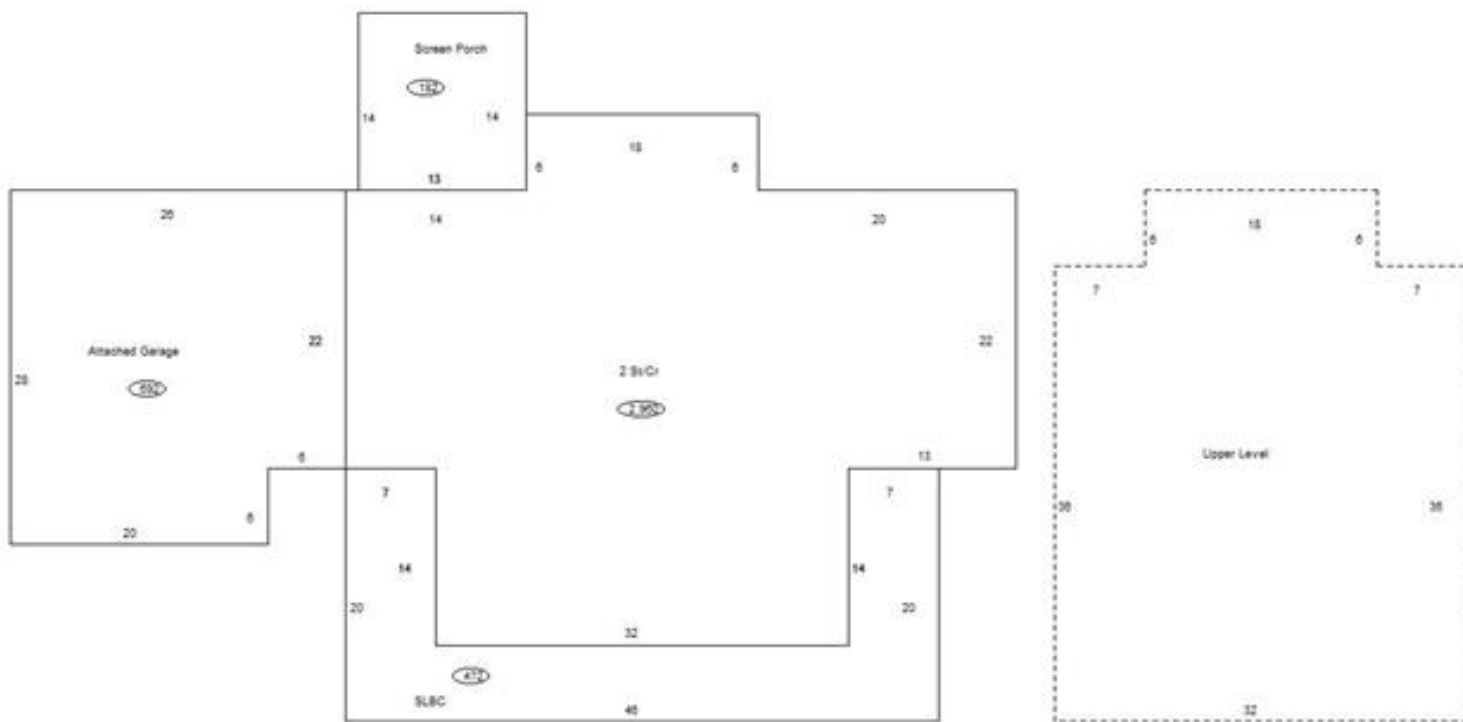
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	10	2 St/Cr	1,700	1.741	2,960
2	G	1		10	Attached Garage	692	1.000	692
3	M	PRCH		10	SLBC	472	1.000	472
4	U	^UL	Overhang	10	Upper Level	1,260	1.000	1,260
5	M	EPKS		10	Screen Porch	182	1.000	182
Total Building Area						1,700		2,960



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (31.28 x 720) 22,522		Modifier Total	RCN 22,522	Depr (25% Phys/ % Func) 5,631	RCNLD 16,891
	LT	LEAN-TO	0x0x0			270
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (2.92 x 270) 788		Modifier Total	RCN 788	Depr (25% Phys/ % Func) 197	RCNLD 591