



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 22:13:06  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013704 <b>Parcel ID</b> 21N14E-14-3-00000-000-0000 <b>Cadastral ID</b> 14-21-14-01800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 340554 SHIELDS, MATTHEW JOHN & JACKLYN FAY REVOCABLE LIVING TRUST 16303 E 96TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 16303 E 96TH ST N <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 14 / 21 / 14 / 3 <b>Neighborhood</b> 6110 - UNPLATTED <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG_003; 8/12/2022</p>																																																																																																																				
<b>Legal Description</b> W2 SW SE SW Lat/Long: 36.29396618 -95.78923562																																																																																																																									
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Lot Data		Square-Foot - NBHD 6110 #1	
Lot Size			
Lot Count			
Units Buildable	5		
Non-Ag Acres	4.7791		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	208,178.00 x .37 = 77,699		
Factor Value			
Adjustments	1.0000		
Lot Value	77,699		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-8-12\IMG\_003; 8/12/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,233 / 4,232
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,233
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	360 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1968 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	565,712	133.67	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	103.19	Total Misc Impr	+ 44,740
Roofing Adj	+ 4.55	Garage Cost	+ 20,376
Subfloor Adj	+ -3.29	Total RCN	= 607,574
Heat/Cool Adj	+ 17.38	Depreciation ( 45%)	- 273,408
Plumbing Adj	+ 6.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 334,166
Adj Base Cost	= 128.18	Lot Value	+ 77,699
Total Area	x 4,232	Indicated Value	= 411,865
Adjusted Cost	= 542,458	Value Per SqFt	97.32

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	334,166		
Lot Value	77,699		
Indicated Value	411,865	97.32	Per SqFt
Agland Value			
Site Improvements	50,233		
Total Value	462,098	109.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	32818	16x8		128	14.88		1,905
PRCH	SLAB PORCH - COVERED	32819	10x4		40	36.54		1,462
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	32820	18x10		180	39.58		7,124
PRCH	SLAB PORCH - COVERED	32821	366		366	34.98		12,803
PATO	SLAB PORCH - OPEN	32822	152		152	14.58		2,216
PRCH	SLAB PORCH - COVERED	32823	40x14		560	34.34		19,230



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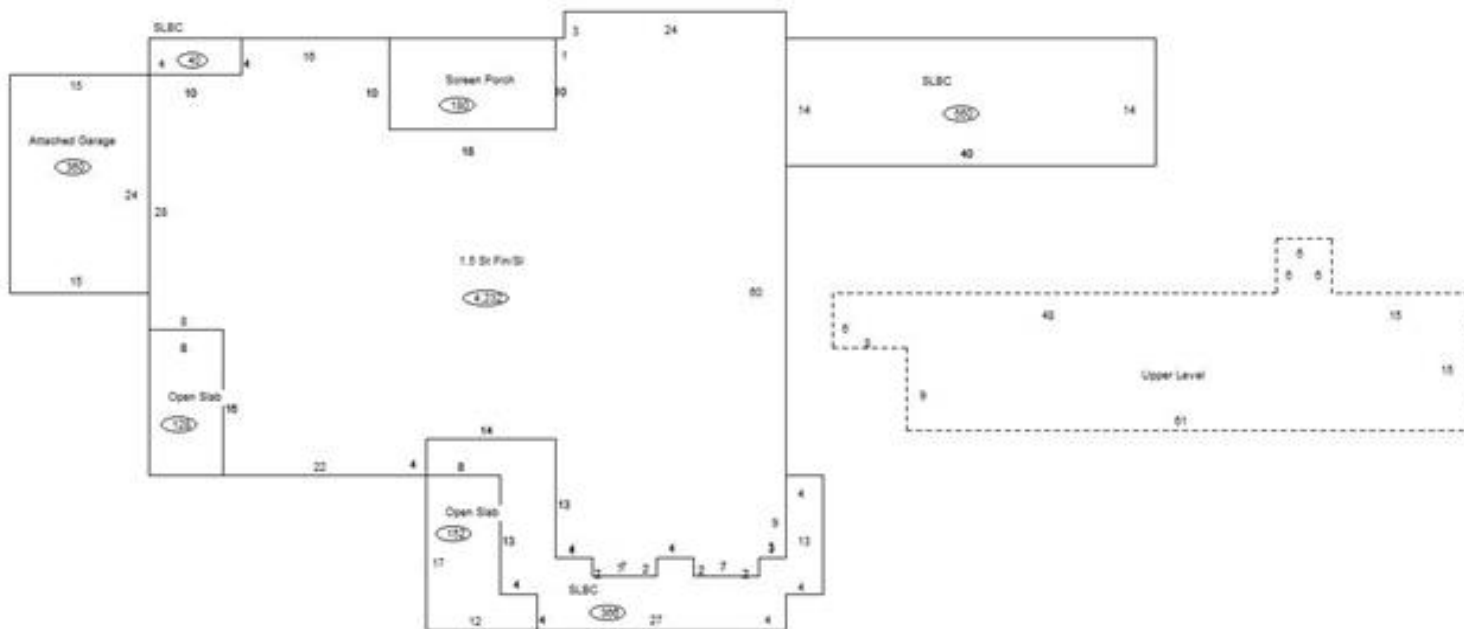
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### Sketch Image

660013704



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,233	1.309	4,232
2	U	^UL	Overhang	13	Upper Level	999	1.000	999
3	G	1		13	Attached Garage	360	1.000	360
4	M	PATO		13	Open Slab	128	1.000	128
5	M	PRCH		13	SLBC	40	1.000	40
6	M	EPKS		13	Screen Porch	180	1.000	180
7	M	PRCH		13	SLBC	366	1.000	366
8	M	PATO		13	Open Slab	152	1.000	152
9	M	PRCH		13	SLBC	560	1.000	560
<b>Total Building Area</b>						<b>3,233</b>		<b>4,232</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (30.25 x 1,200) 36,300		<b>Modifier Total</b>	<b>RCN</b> 36,300	<b>Depr (30% Phys/ % Func)</b> 10,890	<b>RCNLD</b> 25,410
	LF	LOAFING SHED	0x0x0			840
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.26 x 840) 3,578		<b>Modifier Total</b>	<b>RCN</b> 3,578	<b>Depr (70% Phys/ % Func)</b> 2,505	<b>RCNLD</b> 1,073
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>	<b>RCN</b> 25,000	<b>Depr (5% Phys/ % Func)</b> 1,250	<b>RCNLD</b> 23,750