



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:47:24
Page 1

Assessment Data					Primary Image														
Account 660016634 Parcel ID 000000-00-0-00264-001-0056 Cadastral ID 18-21-15-02610 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 348686 DILLINGHAM, SHELDON L & TASHEENA L 10144 N DOVER PL OWASSO OK 74055-0000 Parcel Location Situs 10144 N DOVER PL Subdivision DOVER POND Lot/Block 0056 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 21 / 15 / 5 Neighborhood 1027 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0603\IMG_0027. 6/6/2022</p>														
Legal Description Lat/Long: 36.30143118 -95.75734180																			
LOT 56 BLOCK 1 DOVER POND					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	PICKENS FAMILY TRUST	01/07/2025	850,000	YES										
					/	PICKENS, RON A & TERESA J	01/07/2020	0	4										
					1569/104	COLLINS, JOEL & WENDY	02/26/2004	550,000	YES										
					1179/638	STANLEY, MARY E	07/01/1999	66,500	Yes										
					1106/53	HYATT PROPERTIES, INC	03/27/1998	58,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2026		Land Value	139,642	139,642	11%	15,361	Assessed	93,501										
Year Frozen	0		Improvements	710,360	710,360		78,140	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	850,002	850,002		93,501	Total Taxable	93,501										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016634	PICKENS FAMILY TRUST			7	650,248	1000	70,113	7,620.00										
2024	2024-660016634	PICKENS FAMILY TRUST			7	686,228	1000	68,041	7,523.00										
2023	2023-660016634	PICKENS FAMILY TRUST			7	611,958	1000	66,031	7,145.00										
2022	2022-660016634	PICKENS FAMILY TRUST			7	591,619	1000	64,078	7,207.00										
2021	2021-660016634	PICKENS FAMILY TRUST			7	612,346	1000	66,358	7,381.00										
2020	2020-660016634	PICKENS FAMILY TRUST			7	601,875	0	66,206	7,340.00										
2019	2019-660016634	PICKENS, RON A & TERESA J			7	576,487	0	63,414	7,036.00										
2018	2018-660016634	PICKENS, RON A & TERESA J			7	589,001	0	64,790	6,956.00										
2017	2017-660016634	PICKENS, RON A & TERESA J			7	583,253	0	64,158	6,951.00										
2016	2016-660016634	PICKENS, RON A & TERESA J			7	597,586	0	65,734	7,128.00										
2015	2015-660016634	PICKENS, RON A & TERESA J			7	579,549	0	63,750	6,955.00										
2014	2014-660016634	PICKENS, RON A & TERESA J			7	583,056	0	63,557	6,992.00										
2013	2013-660016634	PICKENS, RON A & TERESA J			7	550,277	0	60,530	6,534.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:47:24
Page 2

Lot Data	Square-Foot - NBHD 1027 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2163	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0 LAKE LOT 0	
Method	Square-Foot	
Base Lot Value	52,983.00 x 2.40 = 127,213	
Factor Value		
Adjustments	1.0977	
Lot Value	139,642	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	5.5 - Very Good
Architecture	R1 Res Nbhd 1
Style	100% Two Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,555 / 5,110
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	2,555
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	963 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2001 / 15



\\tsclient\C\Users\Randy Necessary\Pictures\101_0603\IMG_0027. 6/6/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	842,499	164.87	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	813,020		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.09	Total Misc Impr	+	13,969			
Roofing Adj	+ 4.01	Garage Cost	+	62,884			
Subfloor Adj	+ -3.39	Total RCN	=	782,748			
Heat/Cool Adj	+ 20.10	Depreciation (12%)	-	93,930			
Plumbing Adj	+ 7.33	Lump Sums	+	4,442			
Basement Adj	+ 0.00	RCNLD	=	693,260			
Adj Base Cost	= 138.14	Lot Value	+	139,642			
Total Area	x 5,110	Indicated Value	=	832,902			
Adjusted Cost	= 705,895	Value Per SqFt		162.99			

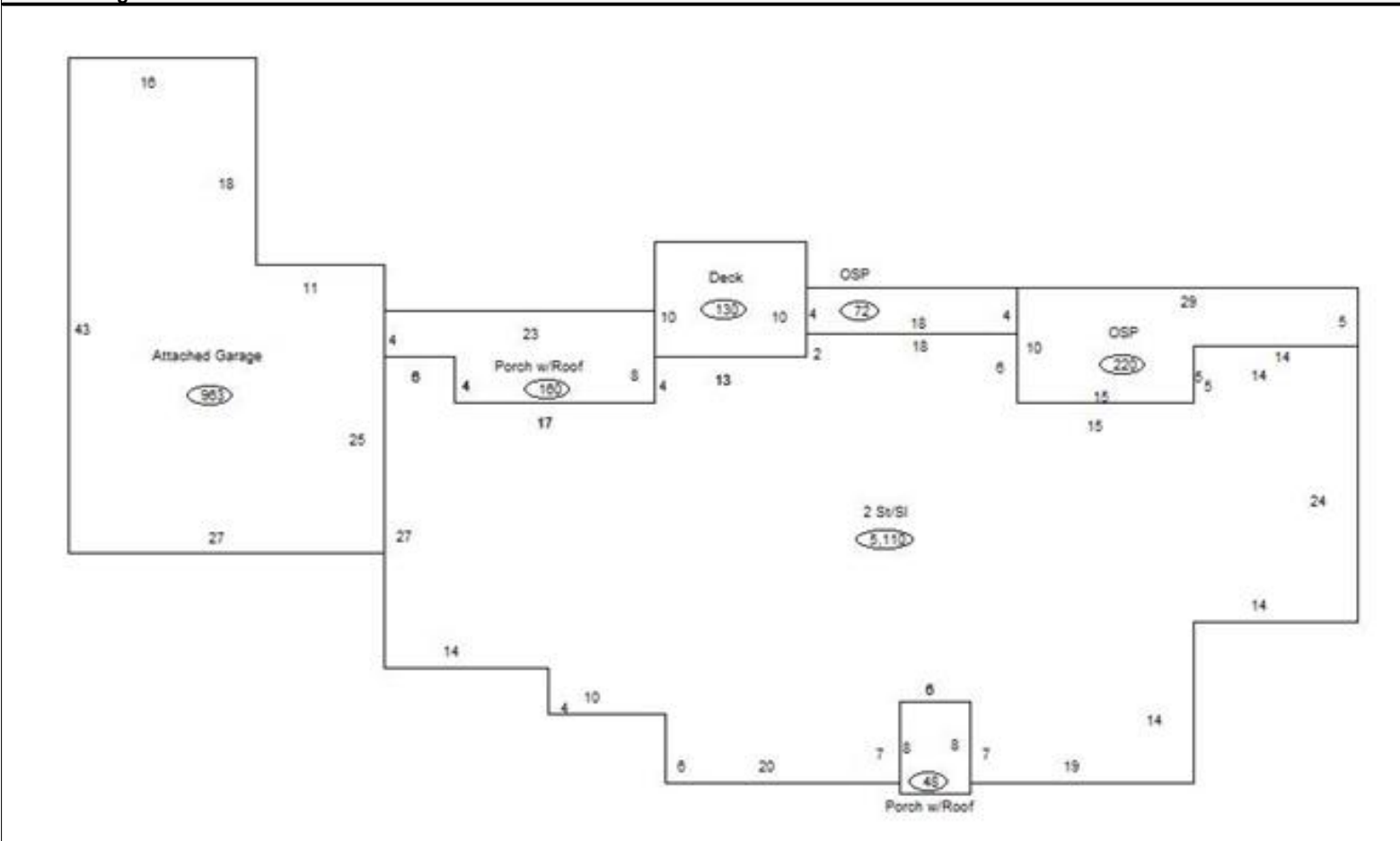
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	693,260		
Lot Value	139,642		
Indicated Value	832,902	162.99	Per SqFt
Agland Value			
Site Improvements	17,100		
Total Value	850,002	166.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39792	160		160	45.04		7,206
WODO	WOOD DECK - OPEN	39793	13x10		130	37.97	10%	4,442
PRCH	SLAB PORCH - COVERED	39794	8x6		48	45.81		2,199
PATO	SLAB PORCH - OPEN	120426	220		220	15.17		3,337
PATO	SLAB PORCH - OPEN	120427	18x4		72	17.04		1,227



Sketch Image

660016634



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	2,555	2.000	5,110
2	G	1		13	Attached Garage	963	1.000	963
3	M	PRCH		13	SLBC	160	1.000	160
4	M	WODO		13	WODO	130	1.000	130
5	M	PRCH		13	SLBC	48	1.000	48
6	M	PATO		13	Open Slab	220	1.000	220
7	M	PATO		13	Open Slab	72	1.000	72
Total Building Area						2,555		5,110



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:47:24
Page 4

660016634

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			2
	Qual	3	Cond 3	Year 2002	Eff Age 18	
		Valuation Summary	Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 2)	45,000	45,000	27,900	17,100