



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:37:49  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019757 <b>Parcel ID</b> 000000-00-0-00465-001-0008 <b>Cadastral ID</b> 23-21-14-03050 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 333842 SHULTS, MATTHEW & MELINDA  8645 N 165TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08645 N 165TH E AVE <b>Subdivision</b> LOLLAR HEIGHTS <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 23 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.28078386 -95.78802043																																																																																																																									
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.2142 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 96,452.00 x 1.70 = 164,283 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 164,283		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	70% Veneer, Masonry 30% Frame, Siding, Wood
<b>Base/Total Area</b>	1,844 / 1,844
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,844
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	824 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1985 / 31

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/17/2022	
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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	271,645	147.31	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	336,760		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	106.85	<b>Total Misc Impr</b>	+ 13,350				
<b>Roofing Adj</b>	+ 4.78	<b>Garage Cost</b>	+ 24,547				
<b>Subfloor Adj</b>	+ -2.28	<b>Total RCN</b>	= 278,355				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 39%)</b>	- 108,558				
<b>Plumbing Adj</b>	+ 8.41	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 169,797				
<b>Adj Base Cost</b>	= 130.40	<b>Lot Value</b>	+ 164,283				
<b>Total Area</b>	x 1,844	<b>Indicated Value</b>	= 334,080				
<b>Adjusted Cost</b>	= 240,458	<b>Value Per SqFt</b>	181.17				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	169,797		
<b>Lot Value</b>	164,283		
<b>Indicated Value</b>	334,080	181.17	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	30,645		
<b>Total Value</b>	364,725	197.79	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	48066	8x5		40	26.80		1,072
PRCH	SLAB PORCH - COVERED	48067	255		255	26.13		6,663



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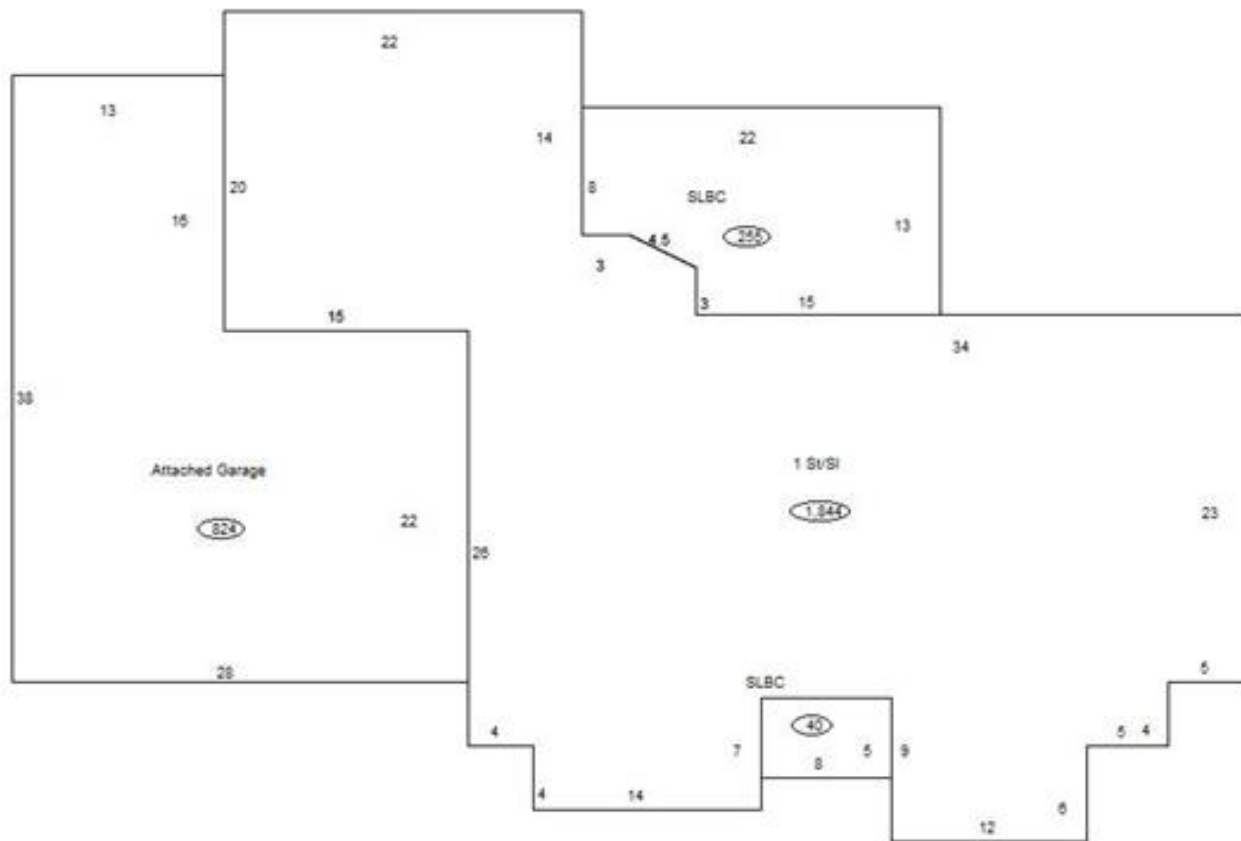
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### Sketch Image

660019757



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,844	1.000	1,844
2	G	1		10	Attached Garage	824	1.000	824
3	M	PRCH		10	SLBC	40	1.000	40
4	M	PRCH		10	SLBC	255	1.000	255
<b>Total Building Area</b>						1,844		1,844



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	30x50x0			1,500
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.24 x 1,500)	40,860	40,860	10,215	30,645