



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	660019784													
Parcel ID	000000-00-0-00522-001-0012													
Cadastral ID	23-21-14-03330													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	3 - OWASSO RURAL/NO FIRE													
Name ID	332937													
SCHEEF, ADAM & LYNSEY														
16270 E 96TH ST N OWASSO OK 74055-0000														
Parcel Location														
Situs	16270 E 96TH ST N													
Subdivision	MORGANS ACRES 2													
Lot/Block	0012 / 0001	Parcel Size .5 - Lots												
Sec/Twn/Rng	23 / 21 / 14 / 5													
Neighborhood	1069 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.29255299 -95.79040058														
E2 LOT 12 BLOCK 1 MORGANS ACRES 2														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
HV	Veteran	Yes	999,999	30,944	Bk/Pg	Grantor	Date	Price	Code					
					/	KLINE, SHERRY L	12/04/2020	260,000	YES					
					2311/928	WILLSON, WILLIAM &	03/08/2013	140,000	YES					
					1498/394	BENEFICIAL OKLAHOMA, INC	06/30/2003	109,000	3					
					1437/613	KIRK, JAMES TODD	01/02/2003	0	10					
					1272/842	KIRK, JAMES TODD & HEIDI L	02/22/2001	18,000	No					
					1113/37	SANDERS, JERROL D & DIANA-L	05/13/1998	94,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax						
Remove Cap	2021	Land Value	85,453	85,453	11%	9,400	Assessed	30,944	3,031.27					
Year Frozen	0	Improvements	195,858	195,858		21,544	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	30,944	-3,031.00					
TIF Project ID	0	Total Value	281,311	281,311		30,944	Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660019784	SCHEEF, ADAM & LYNSEY	3	283,948	31234		.00							
2024	2024-660019784	SCHEEF, ADAM & LYNSEY	3	298,148	0	31,008	2,979.00							
2023	2023-660019784	SCHEEF, ADAM & LYNSEY	3	268,474	0	29,533	2,768.00							
2022	2022-660019784	SCHEEF, ADAM & LYNSEY	3	264,334	0	29,077	2,849.00							
2021	2021-660019784	SCHEEF, ADAM & LYNSEY	3	263,630	0	28,999	2,805.00							
2020	2020-660019784	KLINE, SHERRY L	3	143,944	1000	14,638	1,414.00							
2019	2019-660019784	KLINE, SHERRY L	3	138,023	1000	14,183	1,371.00							
2018	2018-660019784	KLINE, SHERRY L	3	144,014	1000	14,842	1,381.00							
2017	2017-660019784	KLINE, SHERRY L	3	142,945	1000	14,724	1,385.00							
2016	2016-660019784	KLINE, SHERRY L	3	139,496	1000	14,345	1,351.00							
2015	2015-660019784	KLINE, SHERRY L	3	135,491	1000	13,904	1,319.00							
2014	2014-660019784	KLINE, SHERRY L	3	139,601	0	15,356	1,470.00							
2013	2013-660019784	KLINE, SHERRY L	3	133,711	0	14,620	1,370.00							



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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.1816 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 95,028.00 x .90 = 85,453 Factor Value Adjustments 1.0000 Lot Value 85,453		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,850 / 1,850
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1960 / 31



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-17\ 8/18/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	246,801	133.41	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	282,080		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	118.55	Total Misc Impr	+ 11,253				
Roofing Adj	+ 6.17	Garage Cost	+ 28,922				
Subfloor Adj	+ 0.00	Total RCN	= 321,079				
Heat/Cool Adj	+ 16.31	Depreciation (39%)	- 125,221				
Plumbing Adj	+ 10.81	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 195,858				
Adj Base Cost	= 151.84	Lot Value	+ 85,453				
Total Area	x 1,850	Indicated Value	= 281,311				
Adjusted Cost	= 280,904	Value Per SqFt	152.06				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	195,858		
Lot Value	85,453		
Indicated Value	281,311	152.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	281,311	152.06	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
PATO	SLAB PORCH - OPEN	48174	10x8		80	14.39		1,151
PATO	SLAB PORCH - OPEN	48175	15x15		225	12.70		2,858



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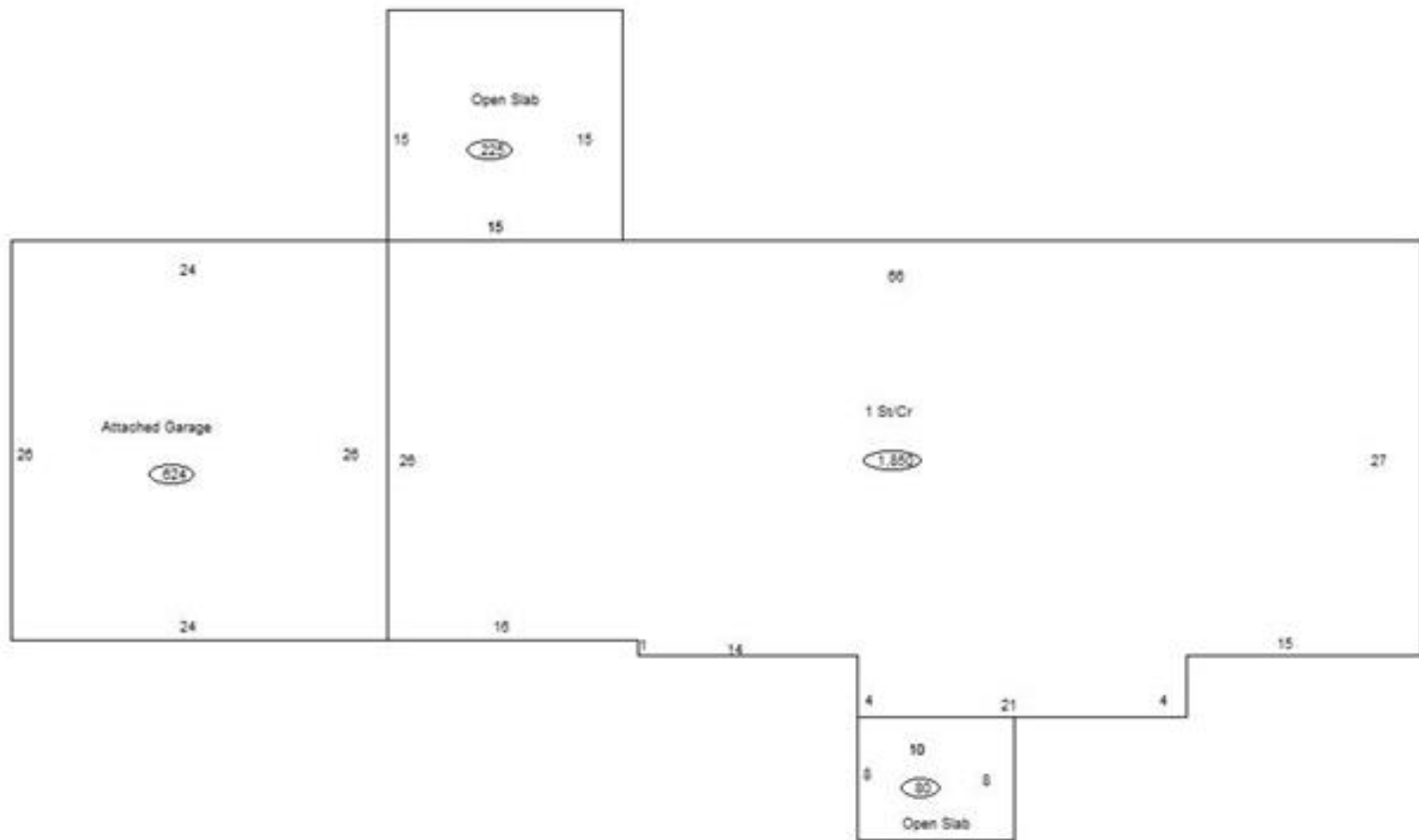
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,850	1.000	1,850
2	G	1		10	Attached Garage	624	1.000	624
3	M	PATO		10	Open Slab	80	1.000	80
4	M	PATO		10	Open Slab	225	1.000	225
Total Building Area						1,850		1,850



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x10x0			100
	Qual	2	Cond 3	Year	Eff Age 1520	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 100)	468		468	468