



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660021888 Parcel ID 000000-00-0-00210-001-0008 Cadastral ID 26-21-14-03090 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 295037 SHEPHERD, CHARLES J & PAMELA S-TRUSTEES 16915 E 84TH ST N OWASSO OK 74055-0000 Parcel Location Situs 16915 E 84TH ST N Subdivision COUNTRY BRIER II Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27596021 -95.78283990																																																																																																																									
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>R26 103</td> <td>NEW DTCH ACC BLDG 24X30</td> <td>03/2026</td> <td></td> <td>20,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R26 103	NEW DTCH ACC BLDG 24X30	03/2026		20,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.2026	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	52,383.00 x 2.42 = 126,876	
Factor Value		
Adjustments	1.0000	
Lot Value	126,876	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,821 / 1,821
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,821
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1982 / 33



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/9/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	215,681	118.44	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	306,150		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,685		
Lot Value	126,876		
Indicated Value	292,561	160.66	Per SqFt
Agland Value			
Site Improvements	10,080		
Total Value	302,641	166.19	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.94	Total Misc Impr	+	1,312			
Roofing Adj	+ 4.79	Garage Cost	+	15,422			
Subfloor Adj	+ -2.29	Total RCN	=	267,304			
Heat/Cool Adj	+ 12.64	Depreciation (41%)	-	109,595			
Plumbing Adj	+ 8.52	Lump Sums	+	7,976			
Basement Adj	+ 0.00	RCNLD	=	165,685			
Adj Base Cost	= 137.60	Lot Value	+	126,876			
Total Area	x 1,821	Indicated Value	=	292,561			
Adjusted Cost	= 250,570	Value Per SqFt		160.66			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	53013	7x7		49	26.78		1,312
WODC	WOOD DECK - COVERED	53014	24x7		168	41.39	6%	6,536
WODO	WOOD DECK - OPEN	53015	29x5		145	24.82	60%	1,440



Rogers

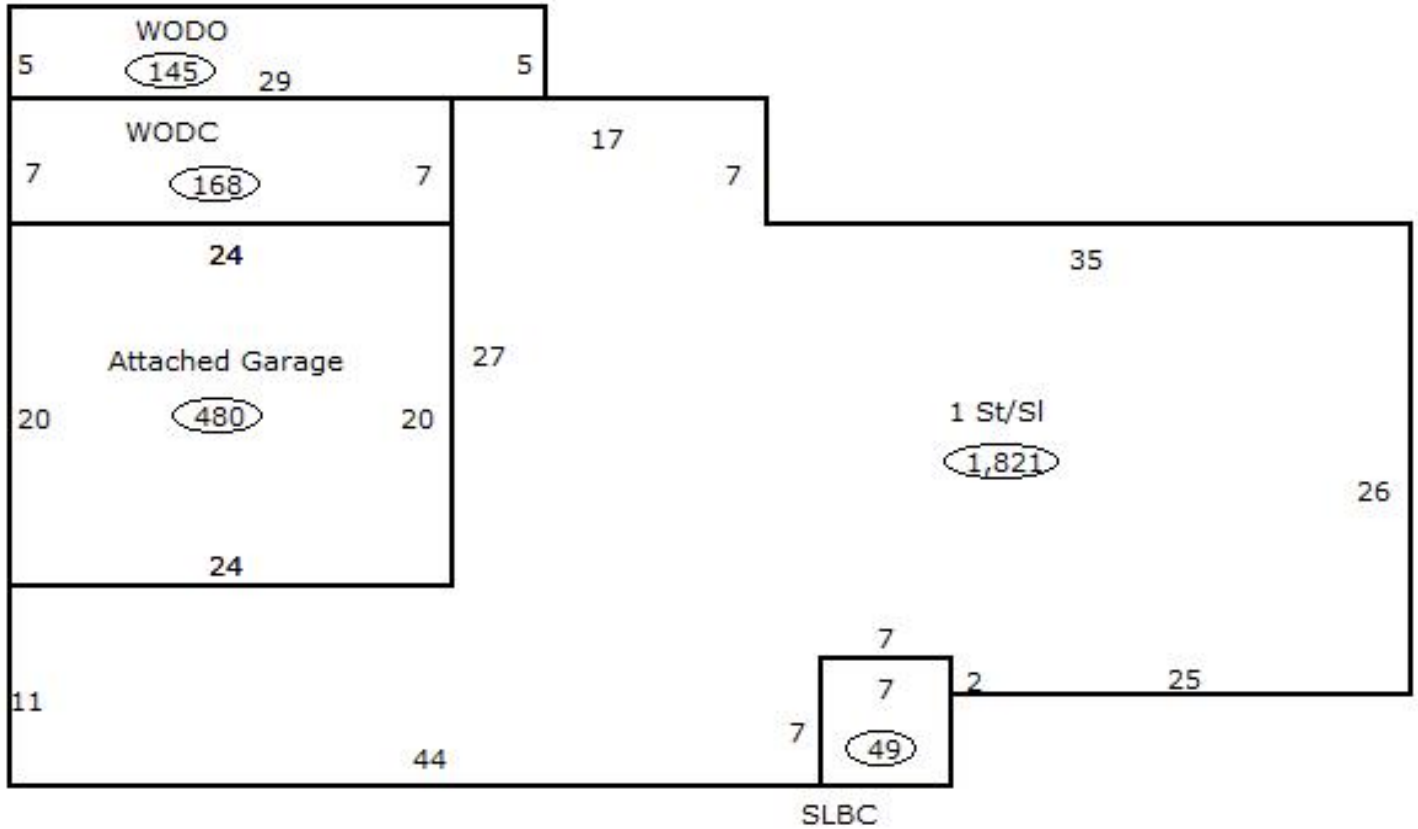
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,821	1.000	1,821
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	49	1.000	49
4	M	WODC		13	WODC	168	1.000	168
5	M	WODO		13	WODO	145	1.000	145
Total Building Area						1,821		1,821



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	30x30x0			900
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 900)	14,400	14,400	4,320	10,080