



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:42:41  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660021980 <b>Parcel ID</b> 000000-00-0-00210-007-0005 <b>Cadastral ID</b> 26-21-14-04010 <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> 130264 SHIPMAN, G FRANK & PATRICIA E-TRUSTEES SHIPMAN FAMILY TRUST 8421 N 170TH E AVE OWASSO OK 74055-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 08421 N 170TH E AVE <b>Subdivision</b> COUNTRY BRIER II <b>Lot/Block</b> 0005 / 0007 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.27628220 -95.78128394					<b>Building Permits</b>																																																																																																																				
LOT 5 BLOCK 7 COUNTRY BRIER 2					<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																																																																																																											
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Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.0904	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,496.00 x 2.56 = 121,745	
Factor Value		
Adjustments	1.0000	
Lot Value	121,745	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,010 / 2,010
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,010
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

Cost Approach				Manual : 01/2025			
Base Cost	106.54	Total Misc Impr	+	24,140			
Roofing Adj	+ 4.69	Garage Cost	+	17,775			
Subfloor Adj	+ -2.19	Total RCN	=	302,009			
Heat/Cool Adj	+ 12.64	Depreciation ( 41%)	-	123,824			
Plumbing Adj	+ 7.72	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	178,185			
Adj Base Cost	= 129.40	Lot Value	+	121,745			
Total Area	x 2,010	Indicated Value	=	299,930			
Adjusted Cost	= 260,094	Value Per SqFt		149.22			



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	254,875	126.80	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	336,450		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	178,185		
Lot Value	121,745		
Indicated Value	299,930	149.22	Per SqFt
Agland Value			
Site Improvements	26,782		
Total Value	326,712	162.54	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	53441		250	250	26.15		6,538
PRCH	SLAB PORCH - COVERED	53442		471	471	25.45		11,987



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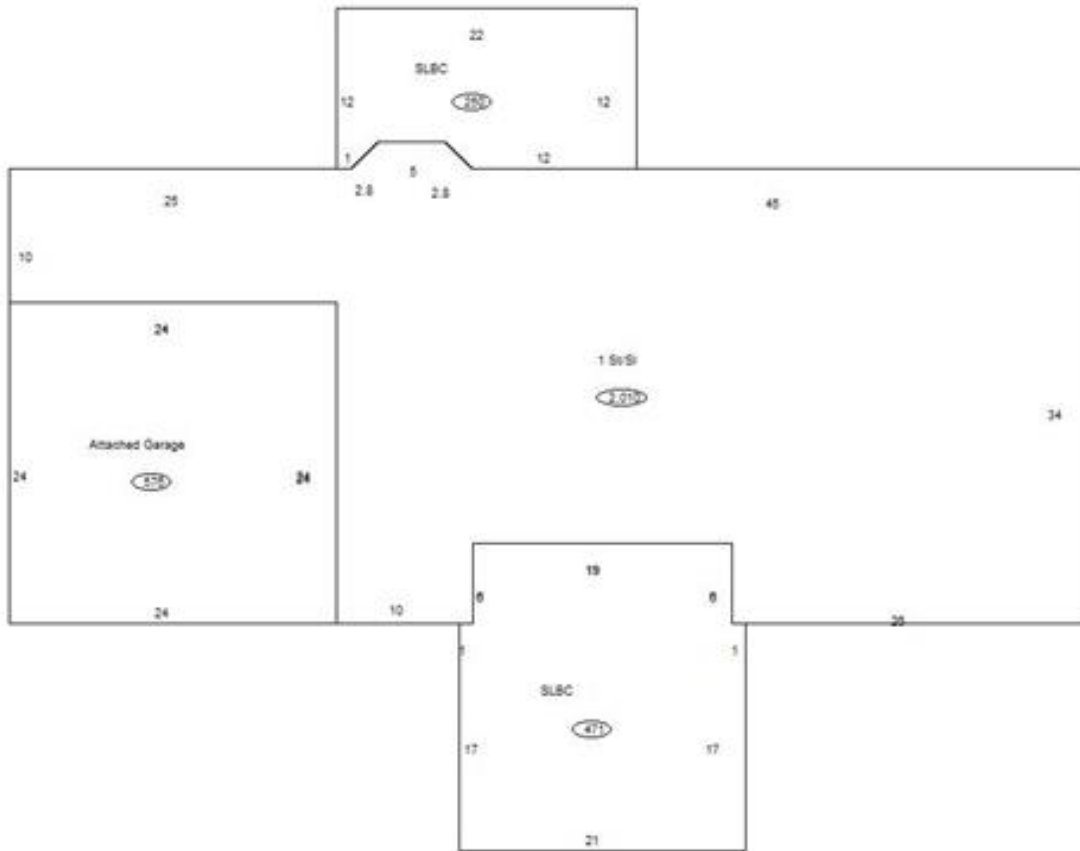
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,010	1.000	2,010
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	250	1.000	250
4	M	PRCH		10	SLBC	471	1.000	471
<b>Total Building Area</b>						<b>2,010</b>		<b>2,010</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x40x0			800
	Qual 2	Cond 3	Year 2014	Eff Age 9		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (35.24 x 800)	28,192	28,192	1,410	26,782