



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660022908 <b>Parcel ID</b> 000000-00-0-00198-002-0003 <b>Cadastral ID</b> 27-21-14-03300 <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> 259893 SHOUP, ROBERT ALLAN & TERESA LYNN TRUSTEES SHOUP FAMILY REVOCABLE TRUST 7724 N 146TH E AVE OWASSO OK 74055-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 07724 N 146TH E AVE <b>Subdivision</b> CORNERSTONE WEST <b>Lot/Block</b> 0003 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.26654499 -95.81170224					<b>Building Permits</b>																																																	
LOT 3 BLOCK 2 CORNERSTONE WEST					<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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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	974/291	DODSON & ASSOCIATES, INC	11/10/1994	185,000	Yes																																													
					959/206	SOKOLOSKY, D M &	06/09/1994	25,000	Yes																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 124,139</td> <td>44,750</td> <td>11%</td> <td>4,923</td> <td>Assessed</td> <td>44,733</td> <td>4,382.04</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 437,833</td> <td>361,904</td> <td> </td> <td>39,810</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 561,972</td> <td>406,654</td> <td> </td> <td>44,733</td> <td>Total Taxable</td> <td>43,733</td> <td>4,284.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	0	Land Value 124,139	44,750	11%	4,923	Assessed	44,733	4,382.04	Year Frozen	0	Improvements 437,833	361,904		39,810	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 561,972	406,654		44,733	Total Taxable	43,733	4,284.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660022908	SHOUP, ROBERT ALLAN & TERESA LYNN	3	546,008	1000	42,429	4,156.00																																															
2024	2024-660022908	SHOUP, ROBERT ALLAN & TERESA LYNN	3	532,940	1000	41,164	3,955.00																																															
2023	2023-660022908	SHOUP, ROBERT ALLAN & TERESA LYNN	3	372,147	1000	39,936	3,742.00																																															
2022	2022-660022908	SHOUP, ROBERT &	3	376,411	1000	40,405	3,958.00																																															
2021	2021-660022908	SHOUP, ROBERT &	3	366,956	1000	39,299	3,802.00																																															
2020	2020-660022908	SHOUP, ROBERT &	3	364,225	1000	38,126	3,683.00																																															
2019	2019-660022908	SHOUP, ROBERT &	3	345,330	1000	36,986	3,575.00																																															
2018	2018-660022908	SHOUP, ROBERT &	3	356,032	1000	38,164	3,552.00																																															
2017	2017-660022908	SHOUP, ROBERT &	3	352,517	1000	37,583	3,535.00																																															
2016	2016-660022908	SHOUP, ROBERT &	3	343,125	1000	36,460	3,433.00																																															
2015	2015-660022908	SHOUP, ROBERT &	3	334,042	1000	35,369	3,354.00																																															
2014	2014-660022908	SHOUP, ROBERT &	3	341,176	1000	34,309	3,284.00																																															
2013	2013-660022908	SHOUP, ROBERT &	3	321,486	1000	33,281	3,118.00																																															



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Lot Data		Square-Foot - NBHD 1212 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.1427							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	49,776.00 x 2.49 = 124,139							
Factor Value								
Adjustments	1.0000							
Lot Value	124,139							
<b>Residential Data</b>				\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-26\I\ 7/26/2022				
Type	1 Single Family Residence			<b>GRM Approach</b>				
Condition	3 - Average			<b>GRM Code</b>				
Quality	4.5 - Good			<b>Gross Rent</b> 0.00				
Architecture				<b>Indicated Value</b>				
Style	100% 1 1/2 Story Finished			<b>Multiple Regression</b>				
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood			<b>MRA Code</b> 1 Test				
Base/Total Area	1,908 / 4,158			<b>Adusted R</b> 0.8445				
Style	100% 1 1/2 Story Finished			<b>Indicated Value</b> 604,986 145.50 Per SqFt				
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>				
Roof Cover	1 Composition Shingle			<b>Selection Model</b> A Adam Test				
Area on Slab	1,908			<b>Adjustment Model</b> 1 2022 Residential				
Fixture/RghIn	19 /			<b>Comparables</b>				
Bed/F/H Bath	4 / 4.5 /			<b>Indicated Value</b>				
Basement Area				<b>Value Reconciliation</b>				
Garage Type	960 Attached Garage - Unfinished			<b>Selected Approach</b> Cost Approach				
Remodel				<b>Improvements</b> 419,005				
Year/Eff Age	1994 / 24			<b>Lot Value</b> 124,139				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		<b>Indicated Value</b> 543,144 130.63 Per SqFt				
Base Cost	98.17	Total Misc Impr	+ 23,633	<b>Agland Value</b>				
Roofing Adj	+ 3.00	Garage Cost	+ 46,474	<b>Site Improvements</b> 18,828				
Subfloor Adj	+ -2.14	Total RCN	= 590,148	<b>Total Value</b> 561,972 135.15 Total Value Per SqFt				
Heat/Cool Adj	+ 17.38	Depreciation ( 29%)	- 171,143					
Plumbing Adj	+ 8.66	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 419,005					
Adj Base Cost	= 125.07	Lot Value	+ 124,139					
Total Area	x 4,158	Indicated Value	= 543,144					
Adjusted Cost	= 520,041	Value Per SqFt	130.63					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	56394	42x8		336	35.07		11,784
PRCH	SLAB PORCH - COVERED	56395	20x4		80	36.38		2,910
PATO	SLAB PORCH - OPEN	56396	20x4		80	15.22		1,218



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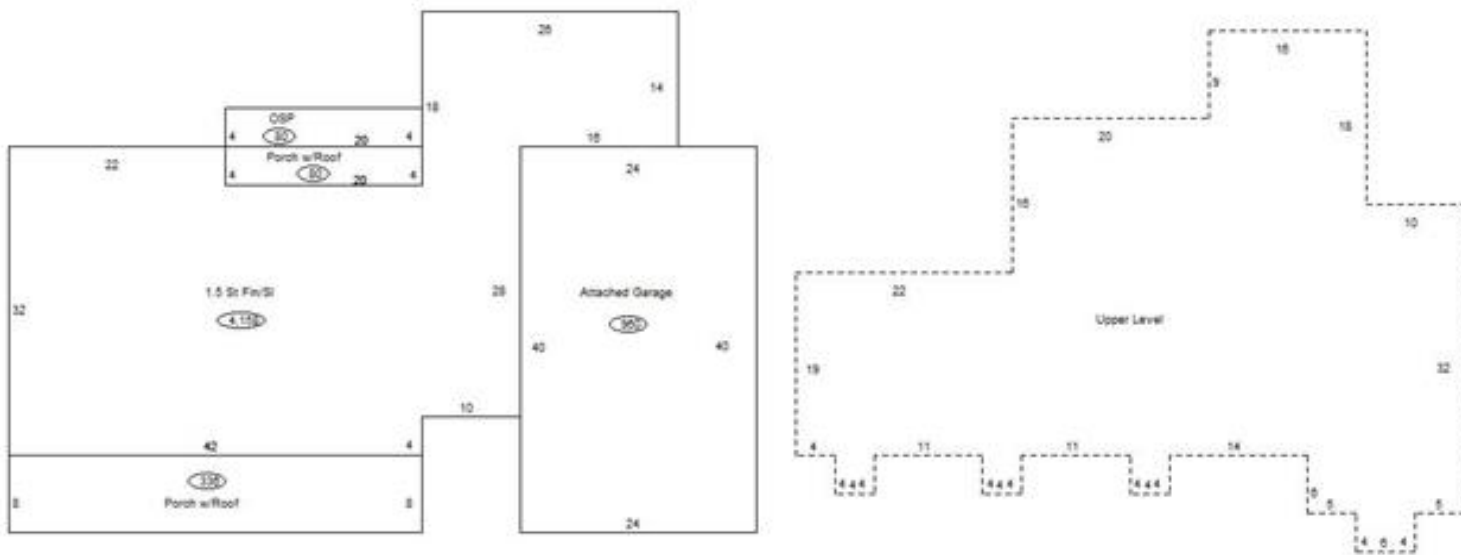
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,908	2.179	4,158
2	G	1		13	Attached Garage	960	1.000	960
3	M	PRCH		13	SLBC	336	1.000	336
4	M	PRCH		13	SLBC	80	1.000	80
5	M	PATO		13	Open Slab	80	1.000	80
6	U	^UL	Overhang	13	Upper Level	2,250	1.000	2,250
<b>Total Building Area</b>						<b>1,908</b>		<b>4,158</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			768
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.24 x 768)	20,920	20,920	2,092	18,828