



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:10:54  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660052095 <b>Parcel ID</b> 000000-00-0-00931-004-0003 <b>Cadastral ID</b> 34-21-14-02040 <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> 295037 SHEPHERD, CHARLES J & PAMELA S-TRUSTEES  16915 E 84TH ST N OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07306 N 150TH E AVE <b>Subdivision</b> WILLOW-WOOD EST <b>Lot/Block</b> 0003 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 34 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.25962148 -95.80735324																																																																																																																									
<b>Legal Description</b> LOT 3 BLOCK 4 WILLOW-WOOD ESTATES					<b>Building Permits</b> <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																																																																																																											
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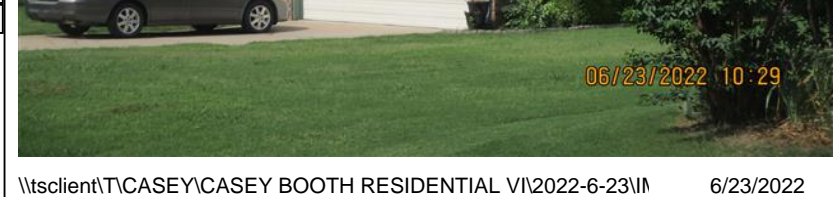
## Assessment Property Record Card for Tax Year 2026

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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> 0.7392 <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> 32,199.00 x 2.70 = 86,937 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 86,937		 <p style="text-align: right; color: orange;">06/23/2022 10:29</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	80% Veneer, Masonry 20% Frame, Siding, Wood
<b>Base/Total Area</b>	1,436 / 1,436
<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>	1,436
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1993 / 25



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-6-23\ 6/23/2022

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>Adusted R</b>	0.8445		
<b>Indicated Value</b>	167,511	116.65	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	106.35	<b>Total Misc Impr</b>	+	9,217	
<b>Roofing Adj</b>	+ 4.57	<b>Garage Cost</b>	+	12,487	
<b>Subfloor Adj</b>	+ -1.19	<b>Total RCN</b>	=	213,467	
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 34%)</b>	-	72,579	
<b>Plumbing Adj</b>	+ 12.34	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	140,888	
<b>Adj Base Cost</b>	= 133.54	<b>Lot Value</b>	+	86,937	
<b>Total Area</b>	x 1,436	<b>Indicated Value</b>	=	227,825	
<b>Adjusted Cost</b>	= 191,763	<b>Value Per SqFt</b>		158.65	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	140,888		
<b>Lot Value</b>	86,937		
<b>Indicated Value</b>	227,825	158.65	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	227,825	158.65	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	77819		110	110	23.92		2,631
PATO	SLAB PORCH - OPEN	77820		142	142	10.49		1,490

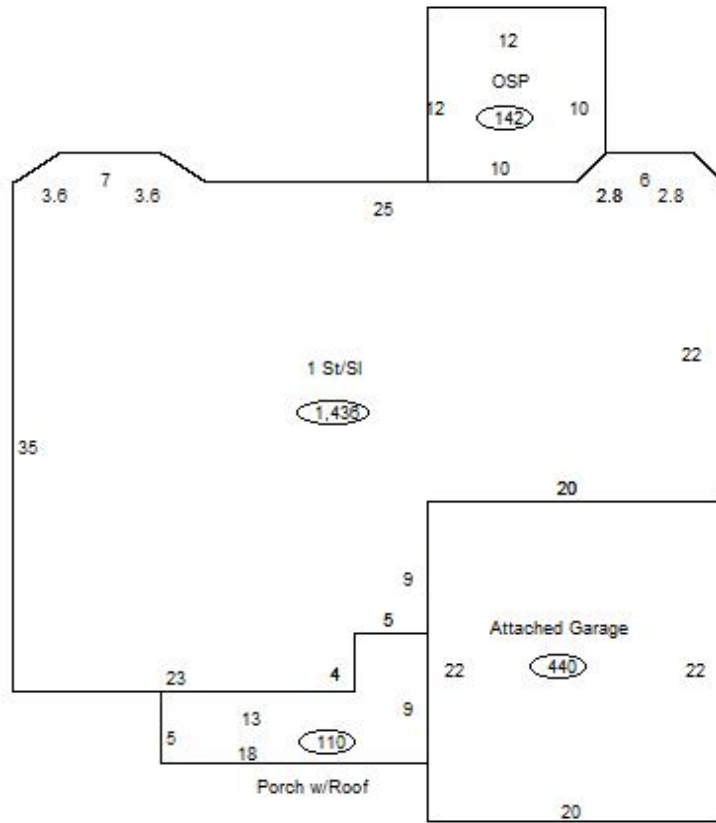


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Sketch Image

660052095



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,436	1.000	1,436
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	110	1.000	110
4	M	PATO		13	Open Slab	142	1.000	142
<b>Total Building Area</b>						1,436		1,436