



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 660072552 Parcel ID 21N14E-26-4-00000-000-0000 Cadastral ID 26-21-14-00227 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 330926 JEFFERS, SHAUN & CHRISTINA 7926 N 176TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07926 N 176TH E AVE Subdivision Lot/Block / Parcel Size 1.062 - Acres Sec/Twn/Rng 26 / 21 / 14 / 4 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022</p>																																																	
Legal Description Lat/Long: 36.27054548 -95.77918426																																																						
S2 NE NW NE SE LESS E 50' THEREOF					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
HV	Veteran	Yes	999,999	39,691	/	MILLER, GARRETT & BARBARA	05/27/2020	342,500	YES																																													
					2340/183	MARSHALL, LESLIE D & MELISSA J	07/01/2013	260,000	YES																																													
					1197/302	BRITTON, JACOB HARDIN	10/18/1999	152,500	No																																													
					1169/884	MARSHALL, LESLIE D & MELISSA J	01/22/1999	0	No																																													
					1148/261	MARSHALL, ERNEST L &	12/21/1998	0	No																																													
Parcel Valuation					<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>2021</td> <td>Land Value 52,326</td> <td>52,326</td> <td>11%</td> <td>5,756</td> <td>Assessed</td> <td>39,691</td> <td>3,888.13</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 308,504</td> <td>308,504</td> <td> </td> <td>33,935</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>39,691</td> <td>-3,888.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 360,830</td> <td>360,830</td> <td> </td> <td>39,691</td> <td>Total Taxable</td> <td>0</td> <td>0.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2021	Land Value 52,326	52,326	11%	5,756	Assessed	39,691	3,888.13	Year Frozen	0	Improvements 308,504	308,504		33,935	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	39,691	-3,888.00	TIF Project ID	0	Total Value 360,830	360,830		39,691	Total Taxable	0	0.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660072552	JEFFERS, SHAUN & CHRISTINA	3	356,506	39215				.00																																													
2024	2024-660072552	JEFFERS, SHAUN & CHRISTINA	3	378,412	41343				.00																																													
2023	2023-660072552	JEFFERS, SHAUN & CHRISTINA	3	370,545	40139				.00																																													
2022	2022-660072552	JEFFERS, SHAUN & CHRISTINA	3	372,549	38969				.00																																													
2021	2021-660072552	JEFFERS, SHAUN & CHRISTINA	3	343,949	37834				.00																																													
2020	2020-660072552	JEFFERS, SHAUN & CHRISTINA	3	265,717	1000	27,075	2,615.00																																															
2019	2019-660072552	MILLER, GARRETT & BARBARA	3	247,793	1000	26,258	2,538.00																																															
2018	2018-660072552	MILLER, GARRETT & BARBARA	3	257,273	1000	27,300	2,541.00																																															
2017	2017-660072552	MILLER, GARRETT & BARBARA	3	254,229	1000	26,966	2,536.00																																															
2016	2016-660072552	MILLER, GARRETT & BARBARA	3	248,567	1000	26,343	2,480.00																																															
2015	2015-660072552	MILLER, GARRETT & BARBARA	3	256,205	1000	27,183	2,578.00																																															
2014	2014-660072552	MILLER, GARRETT & BARBARA	3	260,538	1000	27,660	2,648.00																																															
2013	2013-660072552	MILLER, GARRETT & BARBARA	3	236,581	1000	23,273	2,180.00																																															



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Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	15837	
Non-Ag Acres	1.1933	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,982.00 x .53 = 27,327	
Factor Value		
Adjustments	1.9148	
Lot Value	52,326	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,418 / 2,382
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,418
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20



\\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	
Adjusted R	0.8445		
Indicated Value	374,721	157.31	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	101.50	Total Misc Impr	+	5,254	
Roofing Adj	+ 3.88	Garage Cost	+	24,511	
Subfloor Adj	+ -3.02	Total RCN	=	337,615	
Heat/Cool Adj	+ 16.31	Depreciation (23%)	-	77,651	
Plumbing Adj	+ 10.57	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	259,964	
Adj Base Cost	= 129.24	Lot Value	+	52,326	
Total Area	x 2,382	Indicated Value	=	312,290	
Adjusted Cost	= 307,850	Value Per SqFt		131.10	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	259,964		
Lot Value	52,326		
Indicated Value	312,290	131.10	Per SqFt
Agland Value			
Site Improvements	48,540		
Total Value	360,830	151.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	85978	148		148	32.58		4,822
PATO	SLAB PORCH - OPEN	122125	10x3		30	14.39		432



Rogers

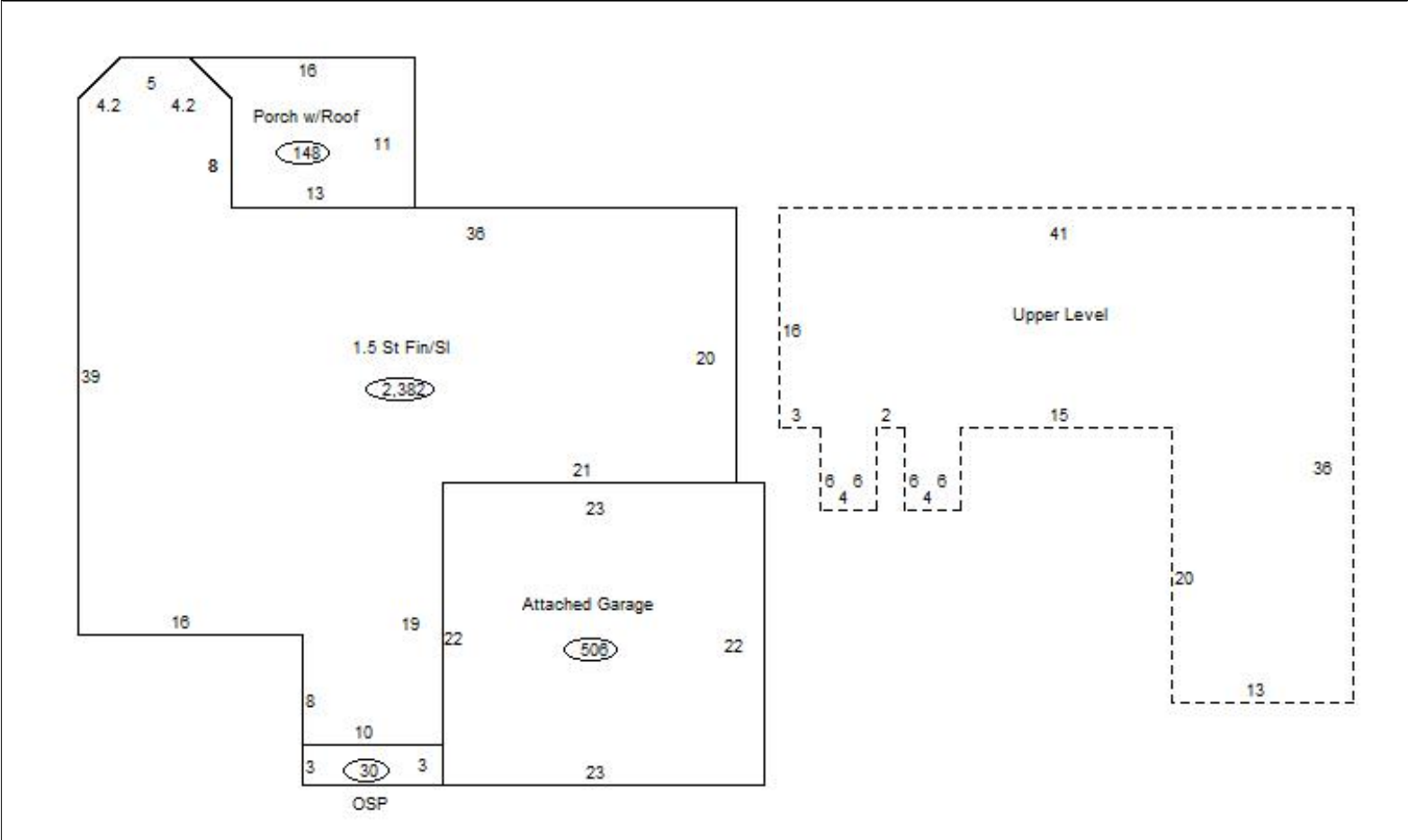
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,418	1.680	2,382
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	148	1.000	148
4	U	^UL	Overhang	13	Upper Level	964	1.000	964
5	M	PATO		13	Open Slab	30	1.000	30
Total Building Area						1,418		2,382



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x50x0			2,000
	Qual 4	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (32.36 x 2,000)	64,720	64,720	16,180	48,540