



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:15:23
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660074292 Parcel ID 000000-00-0-00550-001-0013 Cadastral ID 31-21-15-02820 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 326137 LANDES, GUY M III & SHELLY J LIVING TRUST 7197 N 196TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07197 N 196TH E AVE Subdivision OAKRIDGE AT COOPER RANCH Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0630\IMG_0013. 7/1/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.25815658 -95.75447866 LOT 13 BLOCK 1 OAKRIDGE AT COOPER RANCH																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
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>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2019</td> <td>Land Value</td> <td>138,519</td> <td>89,424</td> <td>11%</td> <td>9,837</td> <td>Assessed</td> <td>60,543 6,571.22</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>517,873</td> <td>460,963</td> <td></td> <td>50,706</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -97.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>656,392</td> <td>550,387</td> <td></td> <td>60,543</td> <td>Total Taxable</td> <td>59,543 6,474.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2019	Land Value	138,519	89,424	11%	9,837	Assessed	60,543 6,571.22	Year Frozen	0	Improvements	517,873	460,963		50,706	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -97.00	TIF Project ID	0	Total Value	656,392	550,387		60,543	Total Taxable	59,543 6,474.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>GREY, DAVID W &</td> <td>10/29/2018</td> <td>471,500</td> <td>YES</td> </tr> <tr> <td>1712/161</td> <td>WILLCO ENTERPRISES LLC</td> <td>09/12/2005</td> <td>321,000</td> <td>YES</td> </tr> <tr> <td>1640/313</td> <td>KOURTIS PROPERTIES-COOPER-RAN</td> <td>11/30/2004</td> <td>42,000</td> <td>3</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	GREY, DAVID W &	10/29/2018	471,500	YES	1712/161	WILLCO ENTERPRISES LLC	09/12/2005	321,000	YES	1640/313	KOURTIS PROPERTIES-COOPER-RAN	11/30/2004	42,000	3																																															
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																																																																																																	
Remove Cap	2019	Land Value	138,519	89,424	11%	9,837	Assessed	60,543 6,571.22																																																																																																																	
Year Frozen	0	Improvements	517,873	460,963		50,706	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -97.00																																																																																																																	
TIF Project ID	0	Total Value	656,392	550,387		60,543	Total Taxable	59,543 6,474.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	GREY, DAVID W &	10/29/2018	471,500	YES																																																																																																																					
1712/161	WILLCO ENTERPRISES LLC	09/12/2005	321,000	YES																																																																																																																					
1640/313	KOURTIS PROPERTIES-COOPER-RAN	11/30/2004	42,000	3																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660074292</td><td>LANDES, GUY M III & SHELLY J</td><td>7</td><td>642,551</td><td>1000</td><td>57,779</td><td>6,282.00</td></tr> <tr><td>2024</td><td>2024-660074292</td><td>LANDES, GUY M III & SHELLY J</td><td>7</td><td>634,262</td><td>1000</td><td>56,067</td><td>6,201.00</td></tr> <tr><td>2023</td><td>2023-660074292</td><td>LANDES, GUY M III & SHELLY J</td><td>7</td><td>503,684</td><td>1000</td><td>54,405</td><td>5,889.00</td></tr> <tr><td>2022</td><td>2022-660074292</td><td>LANDES, GUY M III & SHELLY J</td><td>7</td><td>489,565</td><td>1000</td><td>52,853</td><td>5,947.00</td></tr> <tr><td>2021</td><td>2021-660074292</td><td>LANDES, GUY M III & SHELLY J</td><td>7</td><td>494,813</td><td>1000</td><td>53,430</td><td>5,946.00</td></tr> <tr><td>2020</td><td>2020-660074292</td><td>LANDES, GUY M III &</td><td>7</td><td>486,637</td><td>1000</td><td>52,531</td><td>5,838.00</td></tr> <tr><td>2019</td><td>2019-660074292</td><td>LANDES, GUY M III &</td><td>7</td><td>473,211</td><td>1000</td><td>51,054</td><td>5,678.00</td></tr> <tr><td>2018</td><td>2018-660074292</td><td>GREY, DAVID W &</td><td>7</td><td>419,076</td><td>1000</td><td>45,098</td><td>4,856.00</td></tr> <tr><td>2017</td><td>2017-660074292</td><td>GREY, DAVID W &</td><td>7</td><td>414,302</td><td>1000</td><td>44,358</td><td>4,820.00</td></tr> <tr><td>2016</td><td>2016-660074292</td><td>GREY, DAVID W &</td><td>7</td><td>411,412</td><td>1000</td><td>43,037</td><td>4,681.00</td></tr> <tr><td>2015</td><td>2015-660074292</td><td>GREY, DAVID W &</td><td>7</td><td>399,247</td><td>1000</td><td>41,754</td><td>4,571.00</td></tr> <tr><td>2014</td><td>2014-660074292</td><td>GREY, DAVID W &</td><td>7</td><td>402,840</td><td>1000</td><td>40,509</td><td>4,471.00</td></tr> <tr><td>2013</td><td>2013-660074292</td><td>GREY, DAVID W &</td><td>7</td><td>381,094</td><td>1000</td><td>39,300</td><td>4,257.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660074292	LANDES, GUY M III & SHELLY J	7	642,551	1000	57,779	6,282.00	2024	2024-660074292	LANDES, GUY M III & SHELLY J	7	634,262	1000	56,067	6,201.00	2023	2023-660074292	LANDES, GUY M III & SHELLY J	7	503,684	1000	54,405	5,889.00	2022	2022-660074292	LANDES, GUY M III & SHELLY J	7	489,565	1000	52,853	5,947.00	2021	2021-660074292	LANDES, GUY M III & SHELLY J	7	494,813	1000	53,430	5,946.00	2020	2020-660074292	LANDES, GUY M III &	7	486,637	1000	52,531	5,838.00	2019	2019-660074292	LANDES, GUY M III &	7	473,211	1000	51,054	5,678.00	2018	2018-660074292	GREY, DAVID W &	7	419,076	1000	45,098	4,856.00	2017	2017-660074292	GREY, DAVID W &	7	414,302	1000	44,358	4,820.00	2016	2016-660074292	GREY, DAVID W &	7	411,412	1000	43,037	4,681.00	2015	2015-660074292	GREY, DAVID W &	7	399,247	1000	41,754	4,571.00	2014	2014-660074292	GREY, DAVID W &	7	402,840	1000	40,509	4,471.00	2013	2013-660074292	GREY, DAVID W &	7	381,094	1000	39,300	4,257.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660074292	LANDES, GUY M III & SHELLY J	7	642,551	1000	57,779	6,282.00																																																																																																																		
2024	2024-660074292	LANDES, GUY M III & SHELLY J	7	634,262	1000	56,067	6,201.00																																																																																																																		
2023	2023-660074292	LANDES, GUY M III & SHELLY J	7	503,684	1000	54,405	5,889.00																																																																																																																		
2022	2022-660074292	LANDES, GUY M III & SHELLY J	7	489,565	1000	52,853	5,947.00																																																																																																																		
2021	2021-660074292	LANDES, GUY M III & SHELLY J	7	494,813	1000	53,430	5,946.00																																																																																																																		
2020	2020-660074292	LANDES, GUY M III &	7	486,637	1000	52,531	5,838.00																																																																																																																		
2019	2019-660074292	LANDES, GUY M III &	7	473,211	1000	51,054	5,678.00																																																																																																																		
2018	2018-660074292	GREY, DAVID W &	7	419,076	1000	45,098	4,856.00																																																																																																																		
2017	2017-660074292	GREY, DAVID W &	7	414,302	1000	44,358	4,820.00																																																																																																																		
2016	2016-660074292	GREY, DAVID W &	7	411,412	1000	43,037	4,681.00																																																																																																																		
2015	2015-660074292	GREY, DAVID W &	7	399,247	1000	41,754	4,571.00																																																																																																																		
2014	2014-660074292	GREY, DAVID W &	7	402,840	1000	40,509	4,471.00																																																																																																																		
2013	2013-660074292	GREY, DAVID W &	7	381,094	1000	39,300	4,257.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:15:23
Page 2

Lot Data	Square-Foot - NBHD 1175 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	6395	
Non-Ag Acres	1.175	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,182.00 x 2.71 = 138,519	
Factor Value		
Adjustments	1.0000	
Lot Value	138,519	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,449 / 3,411
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,449
Fixture/RghIn	16 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	748 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	2005 / 11

Cost Approach		Manual : 01/2025	
Base Cost	105.21	Total Misc Impr	+ 27,614
Roofing Adj	+ 4.47	Garage Cost	+ 36,211
Subfloor Adj	+ -3.31	Total RCN	= 516,431
Heat/Cool Adj	+ 17.38	Depreciation (11%)	- 56,807
Plumbing Adj	+ 8.94	Lump Sums	+ 2,606
Basement Adj	+ 0.00	RCNLD	= 462,230
Adj Base Cost	= 132.69	Lot Value	+ 138,519
Total Area	x 3,411	Indicated Value	= 600,749
Adjusted Cost	= 452,606	Value Per SqFt	176.12



\\tsclient\C\Users\Randy Necessary\Pictures\101_0630\IMG_0013. 7/1/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	554,204	162.48	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	597,180 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	462,230		
Lot Value	138,519		
Indicated Value	600,749	176.12	Per SqFt
Agland Value			
Site Improvements	55,643		
Total Value	656,392	192.43	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	87762	128		128	36.12		4,623
PRCH	SLAB PORCH - COVERED	87763	212		212	35.61		7,549
BALW	BALCONY - WOOD	87764	10x7		70	37.23		2,606
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			2018	1	7,721.18		7,721



Rogers

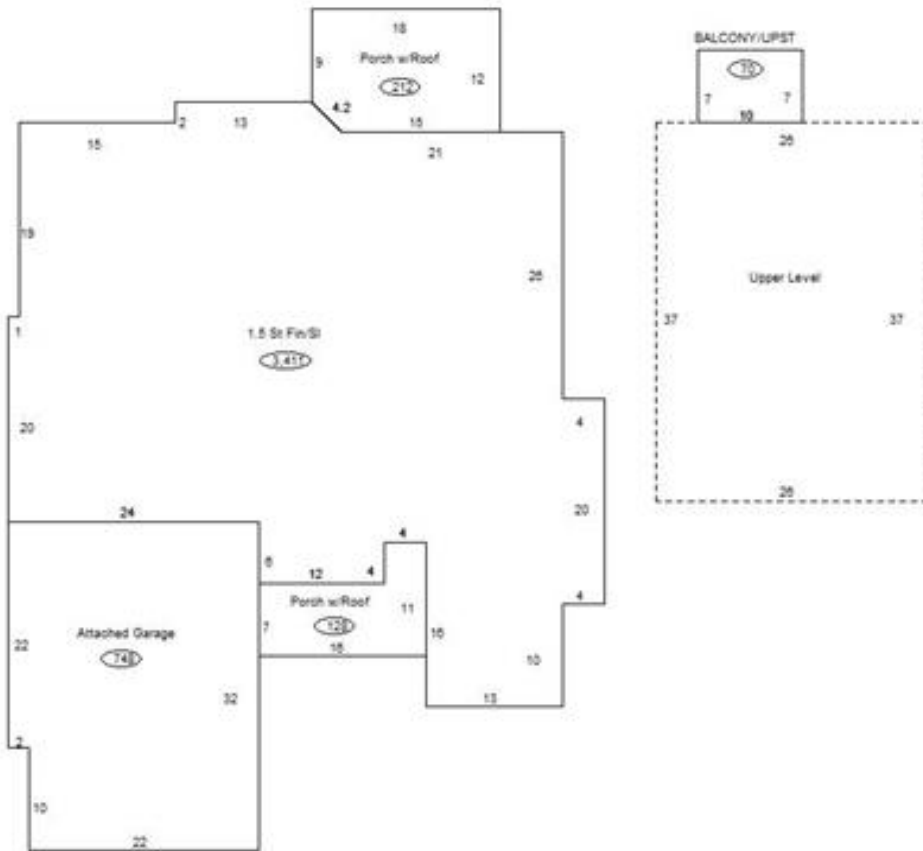
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:15:23
 Page 3

Sketch Image

660074292



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	2,449	1.393	3,411
2	U	^UL	Overhang	13	Upper Level	962	1.000	962
3	G	1		13	Attached Garage	748	1.000	748
4	M	PRCH		13	SLBC	128	1.000	128
5	M	PRCH		13	SLBC	212	1.000	212
6	M	BALW		13	Balcony	70	1.000	70
Total Building Area						2,449		3,411



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:15:23
 Page 4

660074292

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			873
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 873)		23,781	23,781	238	23,543
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000	30,000	1,500	28,500
	RPH	Res. Pool House	24x30x0			720
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (25.00 x 720)		18,000	18,000	14,400	3,600