



# 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	660085146				<p>660085146_001.JPG 11/6/2025</p>				
Parcel ID	000000-00-0-00523-001-0009								
Cadastral ID	25-20-16-00580								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	331282								
GEURIN, JOHN & SHANNON									
TRUSTEES									
GEURIN FAMILY TRUST									
15810 MONTROSE LN									
INOLA OK 74036-0000									
Parcel Location									
Situs	15810 MONTROSE LN								
Subdivision	MONTROSE								
Lot/Block	0009 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	25 / 20 / 16 / 5								
Neighborhood	1125 - R-V03-SW INOLA								
School District	S005 - INOLA SCHOOLS								
Legal Description									
Lot/Long: 36.19072993 -95.54854725									
LOT 9 BLOCK 1 MONTROSE									
Building Permits									
Number	Description	Opened	Closed	Amount					
8907	R14-NEW POOL W/O HEAT	01/2013	06/2013						
R2012 08 5	R14-NEW 5676 SQ FT SFR	08/2012	06/2013	550,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WISZNEAUCKAS, GEOFFREY &	06/29/2020	705,000	YES					
2450/580	WISZNEAUCKAS, GEOFFREY COOK	01/12/2015	0	4					
2220/730	MONTROSE LLC	01/11/2012	90,000	YES					
2021/724	WALKER, JOE &	04/22/2009	0	9					
1959/467	MONTROSE LLC	06/06/2008	95,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2021	Land Value	209,238	208,000	11%	22,880	Assessed	90,061 7,210.28	
Year Frozen	0	Improvements	677,098	610,728		67,181	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -80.00	
TIF Project ID	0	Total Value	886,336	818,728		90,061	Total Taxable	89,061 7,130.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660085146	GEURIN, JOHN & SHANNON	2	836,087	1000	86,438	6,920.00		
2024	2024-660085146	GEURIN, JOHN & SHANNON	2	901,928	1000	83,890	6,746.00		
2023	2023-660085146	GEURIN, JOHN & SHANNON	2	795,571	1000	81,418	6,557.00		
2022	2022-660085146	GEURIN, JOHN & SHANNON	2	790,500	1000	79,018	6,409.00		
2021	2021-660085146	GEURIN, JOHN & SHANNON	2	699,501	1000	75,945	6,085.00		
2020	2020-660085146	GEURIN, JOHN & SHANNON	2	616,092	1000	63,480	5,128.00		
2019	2019-660085146	WISZNEAUCKAS, GEOFFREY &	2	590,878	1000	61,603	5,090.00		
2018	2018-660085146	WISZNEAUCKAS, GEOFFREY &	2	607,018	1000	59,779	4,990.00		
2017	2017-660085146	WISZNEAUCKAS, GEOFFREY &	2	602,472	1000	58,009	4,881.00		
2016	2016-660085146	WISZNEAUCKAS, GEOFFREY &	2	588,293	1000	56,290	4,789.00		
2015	2015-660085146	WISZNEAUCKAS, GEOFFREY &	2	573,171	1000	54,622	4,740.00		
2014	2014-660085146	WISZNEAUCKAS, GEOFFREY COOK	2	574,454	1000	53,002	4,759.00		
2013	2013-660085146	WISZNEAUCKAS, GEOFFREY COOK	2	90,000	0	9,900	834.00		



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Lot Data	Square-Foot - NBHD 1125 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 10.28 <b>Non-Ag Acres</b> 10.2956 <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> 448,474.00 x .47 = 209,238 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 209,238		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	5 - Very Good
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	20% Veneer, Stone 80% Frame, Stucco
<b>Base/Total Area</b>	2,913 / 4,131
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	2,913
<b>Fixture/RghIn</b>	22 /
<b>Bed/F/H Bath</b>	5 / 5.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,224 Attached Garage - Finished 4 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2013 / 10

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> 739,663 179.05 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 1 <b>Indicated Value</b> 533,960 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.31	<b>Total Misc Impr</b>	+ 46,949	<b>Roofing Adj</b>	+ 5.31	<b>Garage Cost</b>	+ 78,850
<b>Subfloor Adj</b>	+ -3.08	<b>Total RCN</b>	= 690,341	<b>Heat/Cool Adj</b>	+ 18.45	<b>Depreciation ( 10%)</b>	- 69,034
<b>Plumbing Adj</b>	+ 10.67	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 621,307
<b>Adj Base Cost</b>	= 136.66	<b>Lot Value</b>	+ 209,238	<b>Total Area</b>	x 4,131	<b>Indicated Value</b>	= 830,545
		<b>Value Per SqFt</b>	201.05	<b>Adjusted Cost</b>	= 564,542		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 621,307 <b>Lot Value</b> 209,238 <b>Indicated Value</b> 830,545 201.05 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 55,791 <b>Total Value</b> 886,336 214.56 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2013	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	117158	246		246	36.12		8,886
PRCH	SLAB PORCH - COVERED	117159	400		400	35.58		14,232
PRCH	SLAB PORCH - COVERED	117160	17x6		102	36.97		3,771
PATO	SLAB PORCH - OPEN	117161	986		986	12.03		11,862



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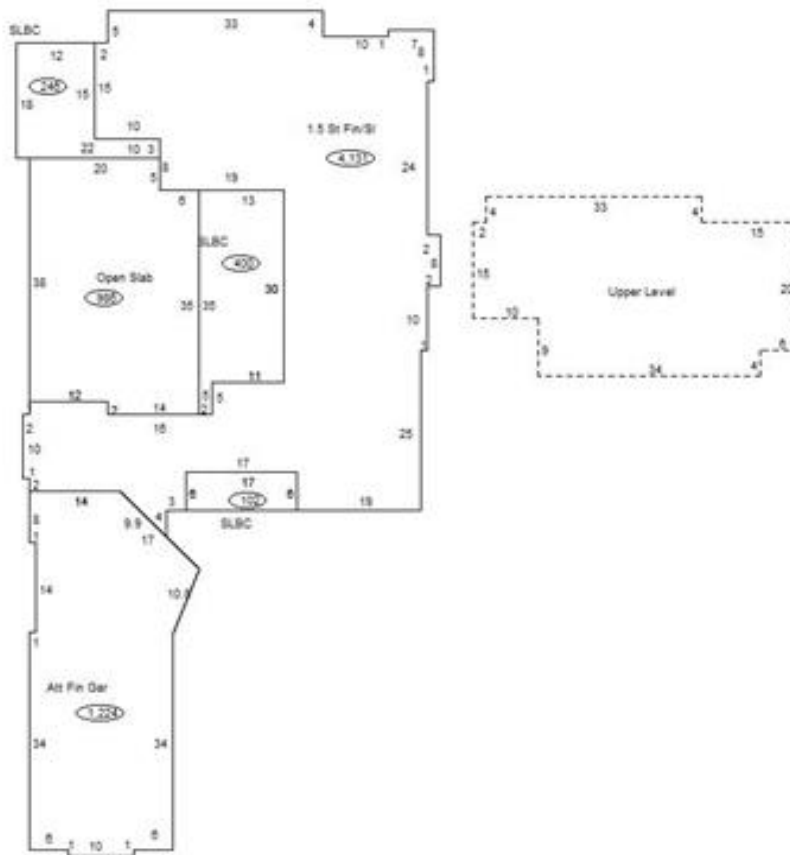
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	2,913	1.418	4,131
2	U	^UL		20	Upper Level	1,218	1.000	1,218
3	M	PRCH		20	SLBC	246	1.000	246
4	M	PRCH		20	SLBC	400	1.000	400
5	M	PRCH		20	SLBC	102	1.000	102
6	M	PATO		20	Open Slab	986	1.000	986
7	G	5		20	Att Fin Gar	1,224	1.000	1,224
<b>Total Building Area</b>						<b>2,913</b>		<b>4,131</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	36x20x10	Concrete	Formed Metal	720
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>
Base Cost (31.86 x 720)		22,939		22,939	1,147	21,792
	UTIL	Utility Building UNDER LNTO ON OTH. UTIL	8x7x10	Concrete	Formed Metal	56
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>
Base Cost (31.86 x 56)		1,784		1,784	89	1,695
	LNTO	LEAN-TO ATTACHED TO BARN	28x7x8	Concrete	Formed Metal	196
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>
Base Cost (13.91 x 196)		2,726		2,726	518	2,208
	SPLG	Swimming Pool - In Ground	20x40x0	Concrete		800
	Qual	5	Cond 5	Year 2013	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>
Base Cost (56.15 x 800)		44,920		44,920	14,824	30,096