



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:06:59  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660093535 <b>Parcel ID</b> 21N15E-33-3-00000-000-0000 <b>Cadastral ID</b> 33-21-15-01230 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UA VI Area 4 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 304891 SHULTZ, RANDALL SR  6903 N WILDERNESS TRAIL OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 24829 S 4090 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 13 - Acres <b>Sec/Twn/Rng</b> 33 / 21 / 15 / 3 <b>Neighborhood</b> 6090 - UNPLATTED <b>School District</b> S008 - VERDIGRIS SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.25057953 -95.71900027																																																																																																																									
<b>Legal Description</b> TR IN SW DESC AS: COMM SW/C SW; N01-12-29W ALG W/LINE 659.56' TO POB; N01-12-29W 30'; N88-40-47E 1652.77'; S01-08-52E 390.73'; S88 51-08W 318.81'; S43-51-08W 344.93'; S01-18-05E 56.99' TO S/LINE; S88 41-56W 430.99'; N01-11-20W 659.78'; S88-40-47W 658.72 TO POB.					<b>Building Permits</b>																																																																																																																				
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Lot Data		Square-Foot - NBHD 6090 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value								
Factor Value		\\tsclient\Z\BUFFY\BUFFY NEW CONST\09292020\IMG_0011.JPG		9/29/2020				
Adjustments		<b>GRM Approach</b>						
Lot Value		GRM Code		0.00				
<b>Residential Data</b>		Gross Rent		Indicated Value				
Type		<b>Multiple Regression</b>						
Condition	-	MRA Code						
Quality	-	Adusted R		Indicated Value				
Architecture		<b>Direct Comparables</b>						
Style		Selection Model		1 Res				
Exterior Wall		Adjustment Model		A2 AO Test				
Base/Total Area	/	Comparables		Indicated Value				
Style		<b>Value Reconciliation</b>						
HVAC		Selected Approach		Cost Approach				
Roof Cover		Improvements		Lot Value				
Area on Slab		Indicated Value		0.00 Per SqFt				
Fixture/RghIn	/	Agland Value		1,563				
Bed/F/H Bath	//	Site Improvements		207,276				
Basement Area		Total Value		208,839				
Garage Type		Total Value		0.00 Total Value Per SqFt				
Remodel		<b>Cost Approach</b>						
Year/Eff Age	/	Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	100x90x0			9,000
	Qual	4	Cond 3	Year 2020	Eff Age 5	
	<b>Valuation Summary</b> Base Cost (24.99 x 9,000) 224,910		<b>Modifier Total</b>	<b>RCN</b> 224,910	<b>Depr (9% Phys/ % Func)</b> 20,242	<b>RCNLD</b> 204,668
	LNT0	LEAN TO - ATTACHED	30x15x0			450
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	<b>Valuation Summary</b> Base Cost (8.40 x 450) 3,780		<b>Modifier Total</b>	<b>RCN</b> 3,780	<b>Depr (31% Phys/ % Func)</b> 1,172	<b>RCNLD</b> 2,608



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			6.300	192	192	1,210	1,210
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			.060	166	166	10	10
SO	SOGN SOILS	NTV PST	15			5.280	36	36	190	190
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			1.360	113	113	153	153
<b>NTV PST Totals</b>						13.000			1,563	1,563
<b>Total Agland</b>						13.000			1,563	1,563