



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660098515 <b>Parcel ID</b> 20N14E-01-1-00247-004-0004 <b>Cadastral ID</b> 01-20-14-02830 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 322411 SHERMAN, MICHAEL & HOLLY  18512 E PERSIMMON LN OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 18512 E PERSIMMON LN <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE I <b>Lot/Block</b> 0004 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / <b>Neighborhood</b> 1039 - R-V04, SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-20\IMG_006 7/20/2021</p>														
<b>Legal Description</b> Lat/Long: 36.24782441 -95.76827069																			
LOT 4 BLOCK 4 DEER RUN AT STONE CANYON PHASE 1					<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>R2015 08 23</td> <td>R17-NEW 4076 SQ FT SFR</td> <td>01/2016</td> <td>04/2016</td> <td>320,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2015 08 23	R17-NEW 4076 SQ FT SFR	01/2016	04/2016	320,000
Number	Description	Opened	Closed	Amount															
R2015 08 23	R17-NEW 4076 SQ FT SFR	01/2016	04/2016	320,000															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2658/536	HENSLEY CUSTOM HOMES LLC	08/11/2017	511,000	YES										
					2649/660	DODSON & ASSOCIATES INC	07/26/2017	0	15										
					2502/613	C.A.B.O. DEVELOPMENT GROUP LLC	09/10/2015	71,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	2018		Land Value	130,659	110,511	11%	12,156	Assessed	67,766										
Year Frozen			Improvements	582,066	505,550		55,610	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000										
TIF Project ID	0		<b>Total Value</b>	712,725	616,061		67,766	<b>Total Taxable</b>	66,766										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660098515	SHERMAN, MICHAEL & HOLLY			3	621,485	1000	64,793	6,347.00										
2024	2024-660098515	SHERMAN, MICHAEL & HOLLY			3	655,171	1000	62,877	6,041.00										
2023	2023-660098515	SHERMAN, MICHAEL & HOLLY			3	621,515	1000	61,016	5,718.00										
2022	2022-660098515	SHERMAN, MICHAEL & HOLLY			3	608,813	1000	59,210	5,801.00										
2021	2021-660098515	SHERMAN, MICHAEL & HOLLY			3	537,990	1000	57,457	5,558.00										
2020	2020-660098515	SHERMAN, MICHAEL & HOLLY			3	529,413	1000	55,754	5,386.00										
2019	2019-660098515	SHERMAN, MICHAEL & HOLLY			3	500,918	1000	54,101	5,230.00										
2018	2018-660098515	SHERMAN, MICHAEL & HOLLY			3	513,149	1000	55,446	5,161.00										
2017	2017-660098515	SHERMAN, MICHAEL & HOLLY			3	157,763	0	17,353	1,632.00										
2016	2016-660098515	DODSON & ASSOCIATES INC			3	3,604	0	396	37.00										



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6254		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	27,243.00 x 4.80 = 130,659		
Factor Value			
Adjustments	1.0000		
Lot Value	130,659		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,726 / 4,076
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,726
Fixture/RghIn	20 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	264 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	597,877	146.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	641,050		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.17	Total Misc Impr	+ 24,380
Roofing Adj	+ 4.34	Garage Cost	+ 21,445
Subfloor Adj	+ -2.97	Total RCN	= 611,818
Heat/Cool Adj	+ 18.45	Depreciation ( 5%)	- 30,591
Plumbing Adj	+ 9.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 581,227
Adj Base Cost	= 138.86	Lot Value	+ 130,659
Total Area	x 4,076	Indicated Value	= 711,886
Adjusted Cost	= 565,993	Value Per SqFt	174.65

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	581,227		
Lot Value	130,659		
Indicated Value	711,886	174.65	Per SqFt
Agland Value			
Site Improvements	839		
Total Value	712,725	174.86	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	8,198.48		8,198
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	127971	8x5		40	37.20		1,488
PRCH	SLAB PORCH - COVERED	127972	19x10		190	36.35		6,907
PRCH	SLAB PORCH - COVERED	127973	13x12		156	36.60		5,710
PATO	SLAB PORCH - OPEN	127974	19x7		133	15.62		2,077





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ODFP ODFP		0x0x0			1
	Qual 4	Cond 4	Year 0	Eff Age 1216		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4,196.11 x 1)	4,196		4,196	3,357
				839