



# 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	660098647									
Parcel ID	21N14E-10-2-00460-007-0002									
Cadastral ID	10-21-14-07860									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	319825									
SHERWOOD, JOHN ROBERT & TRACY MICHELLE										
11311 N 147TH E PL OWASSO OK 74055-0000										
Parcel Location										
Situs	11311 N 147TH E AVE									
Subdivision	LAKE VALLEY V PHASE III									
Lot/Block	0002 / 0007	Parcel Size	1 - Lots							
Sec/Twn/Rng	10 / 21 / 14 / 5									
Neighborhood	1059 - R-V04-SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.31897500 -95.80884980				Building Permits						
LOT 2 BLOCK 7 LAKE VALLEY V PHASE 3				Number	Description	Opened	Closed	Amount		
				16-0438X	R17-NEW 2302 SQ FT SFR	05/2016	11/2016	148,610		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					2587/459	SIMMONS HOMES RESIDENTIAL	10/25/2016	221,000	YES	
					2523/223	LAKE VALLEY INVESTMENT	12/18/2015	1,680,000	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2017	Land Value	34,848	34,848	11%	3,833	Assessed	32,429	3,176.74	
Year Frozen		Improvements	269,605	259,961		28,596	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	304,453	294,809		32,429	Total Taxable	32,429	3,177.00	
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098647	SHERWOOD, JOHN ROBERT &		40	296,520	0	30,885	3,025.00		
2024	2024-660098647	SHERWOOD, JOHN ROBERT &		40	317,133	0	29,414	2,826.00		
2023	2023-660098647	SHERWOOD, JOHN ROBERT &		40	304,685	0	28,014	2,625.00		
2022	2022-660098647	SHERWOOD, JOHN ROBERT &		40	294,676	0	26,680	2,614.00		
2021	2021-660098647	SHERWOOD, JOHN ROBERT &		40	230,992	0	25,409	2,458.00		
2020	2020-660098647	SHERWOOD, JOHN ROBERT &		40	227,255	0	24,966	2,415.00		
2019	2019-660098647	SHERWOOD, JOHN ROBERT &		40	216,158	0	23,777	2,302.00		
2018	2018-660098647	SHERWOOD, JOHN ROBERT &		40	221,581	0	24,374	2,273.00		
2017	2017-660098647	SHERWOOD, JOHN ROBERT &		40	219,785	0	24,176	2,275.00		
2016	2016-660098647	SIMMONS HOMES RESIDENTIAL		40	5,662	0	623	59.00		



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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1509		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	6,575.00 x 5.30 = 34,848		
Factor Value			
Adjustments	1.0000		
Lot Value	34,848		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,608 / 2,302
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,608
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	285,711	124.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	279,850 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.87	Total Misc Impr	+ 4,103
Roofing Adj	+ 3.43	Garage Cost	+ 15,422
Subfloor Adj	+ -1.61	Total RCN	= 293,049
Heat/Cool Adj	+ 12.64	Depreciation ( 8%)	- 23,444
Plumbing Adj	+ 8.49	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 269,605
Adj Base Cost	= 118.82	Lot Value	+ 34,848
Total Area	x 2,302	Indicated Value	= 304,453
Adjusted Cost	= 273,524	Value Per SqFt	132.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	269,605		
Lot Value	34,848		
Indicated Value	304,453	132.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	304,453	132.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	130037	16x7		112	26.58		2,977
PRCH	SLAB PORCH - COVERED	130038	7x6		42	26.80		1,126



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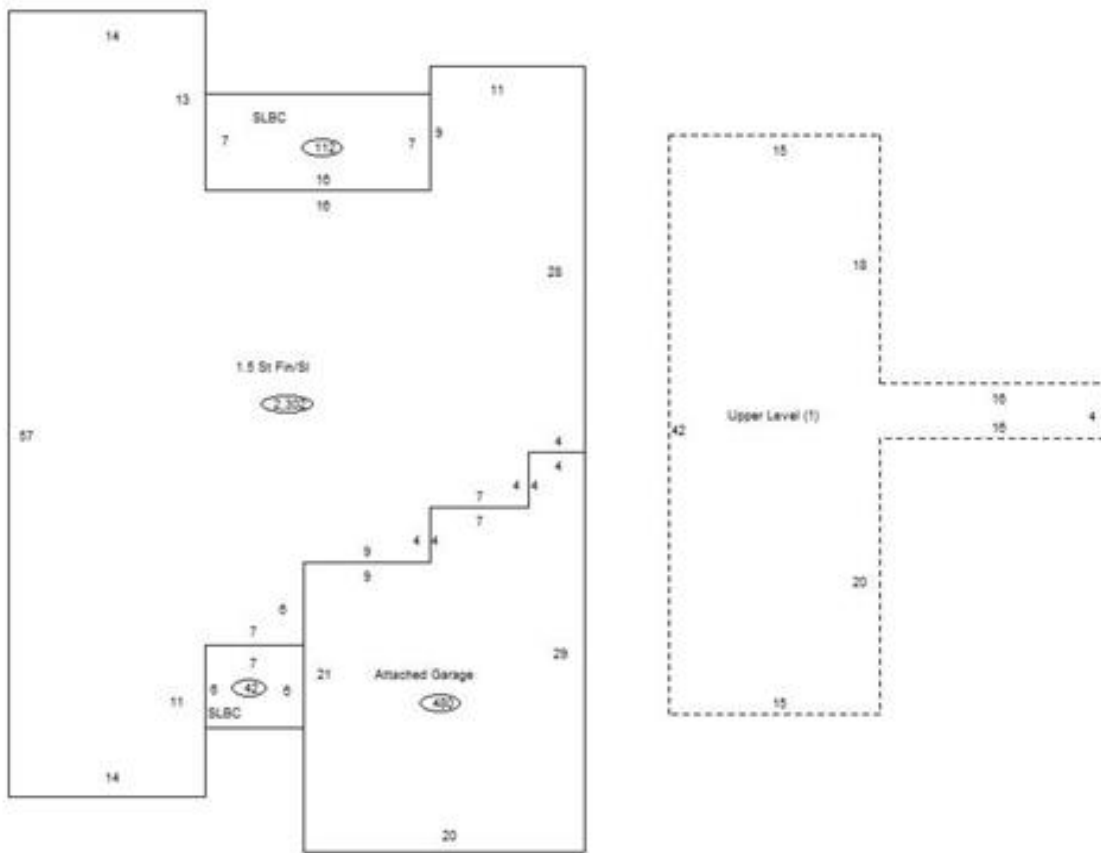
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### Sketch Image

660098647



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,608	1.432	2,302
2	U	^UL		10	Upper Level (1)	694	1.000	694
3	G	1		10	Attached Garage	480	1.000	480
4	M	PRCH		10	SLBC	112	1.000	112
5	M	PRCH		10	SLBC	42	1.000	42
<b>Total Building Area</b>						<b>1,608</b>		<b>2,302</b>