



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:34:51  
Page 1

Assessment Data					Primary Image																																																																												
<b>Account</b> 660100752 <b>Parcel ID</b> 00000000-00200248-003-0002 <b>Cadastral ID</b> 01-20-14-03510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 334759 SHERMAN, JAMES FELIX & CHERYL NOBLES SHERMAN REVOCABLE LIVING TRUST 18837 E RED FOX TRAIL OWASSO OK 74055-0000																																																																																	
<b>Parcel Location</b> <b>Situs</b> 18837 E RED FOX TRL <b>Subdivision</b> DEER RUN AT STONE CANYON PHASE II <b>Lot/Block</b> 0002 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 1 / 20 / 14 / 5 <b>Neighborhood</b> 1039 - R-V04, SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																	
<b>Legal Description</b> Lat/Long: 36.24417307 -95.76397195 LOT 2 BLOCK 3 DEER RUN AT STONE CANYON PHASE II					<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>R20</td> <td>R22- POSS NEW SFR PER MRTGE</td> <td>08/2020</td> <td>06/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R22- POSS NEW SFR PER MRTGE	08/2020	06/2021																																																															
Number	Description	Opened	Closed	Amount																																																																													
R20	R22- POSS NEW SFR PER MRTGE	08/2020	06/2021																																																																														
<b>Exemptions</b> <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	<b>Sale History</b> <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>1ST CHOICE QUALITY BUILDERS LLC</td> <td>06/15/2021</td> <td>563,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>C.A.B.O. DEVELOPMENT COMPANY LI</td> <td>08/07/2020</td> <td>71,500</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	1ST CHOICE QUALITY BUILDERS LLC	06/15/2021	563,500	YES	/	C.A.B.O. DEVELOPMENT COMPANY LI	08/07/2020	71,500	15																																															
Code	Type	Active	Maximum	Exemption																																																																													
H	Homestead	Yes	1,000	1,000																																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																													
/	1ST CHOICE QUALITY BUILDERS LLC	06/15/2021	563,500	YES																																																																													
/	C.A.B.O. DEVELOPMENT COMPANY LI	08/07/2020	71,500	15																																																																													
<b>Parcel Valuation</b> <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>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value</td> <td>120,755</td> <td>118,506</td> <td>11%</td> <td>13,036</td> <td>Assessed</td> <td>67,733 6,635.12</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>509,687</td> <td>497,245</td> <td></td> <td>54,697</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 -98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>630,442</td> <td>615,751</td> <td></td> <td>67,733</td> <td>Total Taxable</td> <td>66,733 6,537.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2022	Land Value	120,755	118,506	11%	13,036	Assessed	67,733 6,635.12	Year Frozen		Improvements	509,687	497,245		54,697	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	TIF Project ID	0	Total Value	630,442	615,751		67,733	Total Taxable	66,733 6,537.00																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																									
Remove Cap	2022	Land Value	120,755	118,506	11%	13,036	Assessed	67,733 6,635.12																																																																									
Year Frozen		Improvements	509,687	497,245		54,697	Penalty	0																																																																									
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00																																																																									
TIF Project ID	0	Total Value	630,442	615,751		67,733	Total Taxable	66,733 6,537.00																																																																									
<b>Assessment History</b> <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>2025-660100752</td> <td>SHERMAN, JAMES FELIX &amp;</td> <td>3</td> <td>604,614</td> <td>1000</td> <td>64,760</td> <td>6,344.00</td> </tr> <tr> <td>2024</td> <td>2024-660100752</td> <td>SHERMAN, JAMES FELIX &amp;</td> <td>3</td> <td>625,898</td> <td>1000</td> <td>62,844</td> <td>6,037.00</td> </tr> <tr> <td>2023</td> <td>2023-660100752</td> <td>SHERMAN, JAMES FELIX &amp;</td> <td>3</td> <td>563,500</td> <td>1000</td> <td>60,985</td> <td>5,715.00</td> </tr> <tr> <td>2022</td> <td>2022-660100752</td> <td>SHERMAN, JAMES FELIX &amp;</td> <td>3</td> <td>563,500</td> <td>1000</td> <td>60,985</td> <td>5,975.00</td> </tr> <tr> <td>2021</td> <td>2021-660100752</td> <td>SHERMAN, JAMES FELIX &amp;</td> <td>3</td> <td>76,500</td> <td>0</td> <td>8,415</td> <td>814.00</td> </tr> <tr> <td>2020</td> <td>2020-660100752</td> <td>1ST CHOICE QUALITY BUILDERS LLC</td> <td>3</td> <td>5,691</td> <td>0</td> <td>626</td> <td>60.00</td> </tr> <tr> <td>2019</td> <td>2019-660100752</td> <td>C.A.B.O. DEVELOPMENT COMPANY LLC</td> <td>3</td> <td>5,691</td> <td>0</td> <td>626</td> <td>61.00</td> </tr> <tr> <td>2018</td> <td>2018-660100752</td> <td>C.A.B.O. DEVELOPMENT COMPANY LLC</td> <td>3</td> <td>5,691</td> <td>0</td> <td>626</td> <td>58.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660100752	SHERMAN, JAMES FELIX &	3	604,614	1000	64,760	6,344.00	2024	2024-660100752	SHERMAN, JAMES FELIX &	3	625,898	1000	62,844	6,037.00	2023	2023-660100752	SHERMAN, JAMES FELIX &	3	563,500	1000	60,985	5,715.00	2022	2022-660100752	SHERMAN, JAMES FELIX &	3	563,500	1000	60,985	5,975.00	2021	2021-660100752	SHERMAN, JAMES FELIX &	3	76,500	0	8,415	814.00	2020	2020-660100752	1ST CHOICE QUALITY BUILDERS LLC	3	5,691	0	626	60.00	2019	2019-660100752	C.A.B.O. DEVELOPMENT COMPANY LLC	3	5,691	0	626	61.00	2018	2018-660100752	C.A.B.O. DEVELOPMENT COMPANY LLC	3	5,691	0	626	58.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																										
2025	2025-660100752	SHERMAN, JAMES FELIX &	3	604,614	1000	64,760	6,344.00																																																																										
2024	2024-660100752	SHERMAN, JAMES FELIX &	3	625,898	1000	62,844	6,037.00																																																																										
2023	2023-660100752	SHERMAN, JAMES FELIX &	3	563,500	1000	60,985	5,715.00																																																																										
2022	2022-660100752	SHERMAN, JAMES FELIX &	3	563,500	1000	60,985	5,975.00																																																																										
2021	2021-660100752	SHERMAN, JAMES FELIX &	3	76,500	0	8,415	814.00																																																																										
2020	2020-660100752	1ST CHOICE QUALITY BUILDERS LLC	3	5,691	0	626	60.00																																																																										
2019	2019-660100752	C.A.B.O. DEVELOPMENT COMPANY LLC	3	5,691	0	626	61.00																																																																										
2018	2018-660100752	C.A.B.O. DEVELOPMENT COMPANY LLC	3	5,691	0	626	58.00																																																																										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:34:52  
 Page 2

Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5266		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	22,937.00 x 5.26 = 120,755		
Factor Value			
Adjustments	1.0000		
Lot Value	120,755		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-14\IMG\_006 7/14/2021

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	3,311 / 3,311
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,311
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	926 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	493,023	148.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	444,790		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.89	Total Misc Impr	+ 26,663
Roofing Adj	+ 5.59	Garage Cost	+ 52,699
Subfloor Adj	+ -4.29	Total RCN	= 520,089
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 10,402
Plumbing Adj	+ 7.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 509,687
Adj Base Cost	= 133.11	Lot Value	+ 120,755
Total Area	x 3,311	Indicated Value	= 630,442
Adjusted Cost	= 440,727	Value Per SqFt	190.41

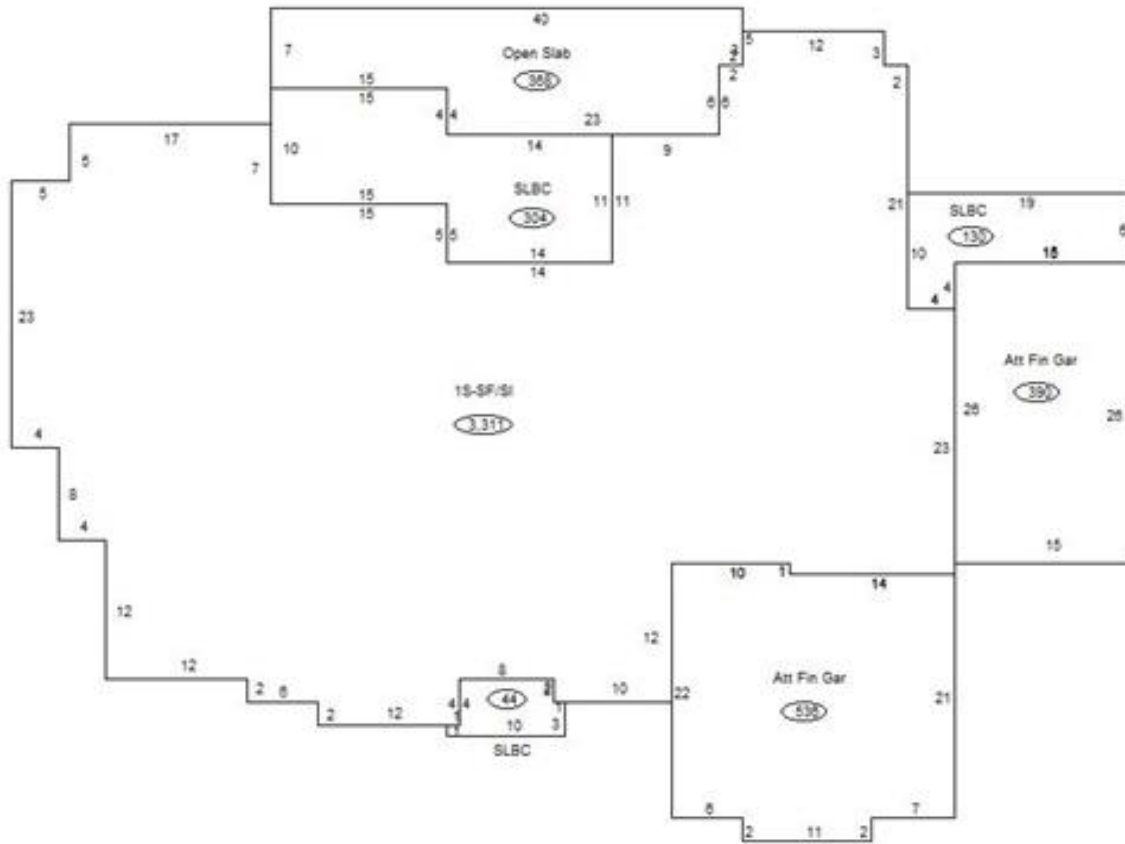
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	509,687		
Lot Value	120,755		
Indicated Value	630,442	190.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	630,442	190.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	7,243.87		7,244
SHLT	STORM SHELTER	0		1	1	0.00		
PRCH	Slab Porch - Covered	151041	304		304	31.93		9,707
PATO	Slab Porch - Open	151042	368		368	10.89		4,008
PRCH	Slab Porch - Covered	151044	130		130	32.69		4,250
PRCH	Slab Porch - Covered	151046	44		44	33.05		1,454



Sketch Image

660100752



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	3,311	1.000	3,311
2	M	PRCH		13	SLBC	304	1.000	304
3	M	PATO		13	Open Slab	368	1.000	368
4	G	5		13	Att Fin Gar	390	1.000	390
5	M	PRCH		13	SLBC	130	1.000	130
6	G	5		13	Att Fin Gar	536	1.000	536
7	M	PRCH		13	SLBC	44	1.000	44
<b>Total Building Area</b>						<b>3,311</b>		<b>3,311</b>