



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:49:56
Page 1

Assessment Data					Primary Image																																												
Account	660101993																																																
Parcel ID	00000-00-0-330021-008-0007																																																
Cadastral ID	31-21-15-05470																																																
Property Type	REAL - Real Property																																																
Property Class	RRP	VI Area	4																																														
Tax Area	7 - OWASSO/LIMESTONE FIRE																																																
Name ID	335726																																																
BOND, SHANNAN																																																	
19930 E ROCKY CT OWASSO OK 74055-0000																																																	
Parcel Location																																																	
Situs	19930 E ROCKY CT																																																
Subdivision	BOULDER POINT PHASE I																																																
Lot/Block	0007 / 0008	Parcel Size	1 - Lots																																														
Sec/Twn/Rng	31 / 21 / 15 / 5																																																
Neighborhood	1074 - R-V01,3,4-SW OWASSO CATOOSA																																																
School District	S021 - OWASSO SCHOOLS																																																
Legal Description Lat/Long: 36.25015357 -95.74968917																																																	
Building Permits																																																	
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Assessment History																																																	
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																										
2025	2025-660101993	BOND, SHANNAN	7	512,602	0	56,386	6,120.00																																										
2024	2024-660101993	BOND, SHANNAN	7	545,271	0	59,980	6,619.00																																										
2023	2023-660101993	BOND, SHANNAN	7	563,000	0	61,930	6,687.00																																										
2022	2022-660101993	BOND, SEAN & SHANNAN	7	563,000	0	61,930	6,951.00																																										
2021	2021-660101993	BOND, SEAN & SHANNAN	7	508,551	1000	54,941	6,114.00																																										
2020	2020-660101993	WALKER, CAMERON THOMAS &	7	497,426	1000	53,717	5,970.00																																										
2019	2019-660101993	WALKER, CAMERON THOMAS &	7	57,000	0	6,270	696.00																																										



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Date 04/18/2026
 Time 09:49:56
 Page 2

Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6555		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	28,555.00 x 3.00 = 85,665		
Factor Value			
Adjustments	1.0000		
Lot Value	85,665		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,797 / 2,797
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,797
Fixture/RghIn	30 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	642 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	407,598	145.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	545,030		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.88	Total Misc Impr	+ 18,586
Roofing Adj	+ 5.07	Garage Cost	+ 24,287
Subfloor Adj	+ -3.22	Total RCN	= 434,341
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 21,717
Plumbing Adj	+ 16.76	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 412,624
Adj Base Cost	= 139.96	Lot Value	+ 85,665
Total Area	x 2,797	Indicated Value	= 498,289
Adjusted Cost	= 391,468	Value Per SqFt	178.15

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	412,624		
Lot Value	85,665		
Indicated Value	498,289	178.15	Per SqFt
Agland Value			
Site Improvements	30,000		
Total Value	528,289	188.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	142593	20x14		280	28.54		7,991
PATO	SLAB PORCH - OPEN	142594	14x7		98	12.93		1,267
PATO	SLAB PORCH - OPEN	142595	12x11		132	12.60		1,663
PRCH	SLAB PORCH - COVERED	142596	7x6		42	29.40		1,235
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,429.63		6,430



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Date 04/18/2026
Time 09:49:57
Page 4

660101993

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2019	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000