



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:09:49
Page 1

Assessment Data					Primary Image																																																																					
Account 660104234 Parcel ID 000000-0-0-300110-001-0004 Cadastral ID 31-21-15-05640 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 345066 DELL, COLTON & KORTNEY 19565 E BOULDER DR OWASSO OK 74055-0000 Parcel Location Situs 19565 E BOULDER DR Subdivision BOULDER POINT PHASE II Lot/Block 0004 / 0001 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					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0628\IMG_0063. 6/30/2022</p>																																																																					
Legal Description Lot/Long: 36.25291316 -95.75503274 LOT 4 BLOCK 1 BOULDER POINT PHASE II																																																																										
Exemptions <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>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		Building Permits <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>R25 082</td> <td>NEW DTCH ACC BLDG 25X45</td> <td>03/2025</td> <td>01/2026</td> <td>125,000</td> </tr> <tr> <td>R24 064</td> <td>NEW POOL</td> <td>10/2024</td> <td>03/2025</td> <td>60,000</td> </tr> <tr> <td>R20 000357</td> <td>R22- NEW 3242 SQ FT SFR</td> <td>08/2020</td> <td>06/2021</td> <td>220,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 082	NEW DTCH ACC BLDG 25X45	03/2025	01/2026	125,000	R24 064	NEW POOL	10/2024	03/2025	60,000	R20 000357	R22- NEW 3242 SQ FT SFR	08/2020	06/2021	220,000																																			
Code	Type	Active	Maximum	Exemption																																																																						
H	Homestead	No	1,000																																																																							
Number	Description	Opened	Closed	Amount																																																																						
R25 082	NEW DTCH ACC BLDG 25X45	03/2025	01/2026	125,000																																																																						
R24 064	NEW POOL	10/2024	03/2025	60,000																																																																						
R20 000357	R22- NEW 3242 SQ FT SFR	08/2020	06/2021	220,000																																																																						
Parcel Valuation <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>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value 73,029</td> <td>73,029</td> <td>11%</td> <td>8,033</td> <td>Assessed</td> <td>63,523</td> <td>6,894.66</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 514,123</td> <td>504,452</td> <td></td> <td>55,490</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 587,152</td> <td>577,481</td> <td></td> <td>63,523</td> <td>Total Taxable</td> <td>63,523</td> <td>6,895.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	2025	Land Value 73,029	73,029	11%	8,033	Assessed	63,523	6,894.66	Year Frozen		Improvements 514,123	504,452		55,490	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 587,152	577,481		63,523	Total Taxable	63,523	6,895.00	Sale History <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>SHAMBO, JOHN & SHARON</td> <td>08/14/2024</td> <td>575,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>EXECUTIVE HOMES LLC</td> <td>03/30/2021</td> <td>452,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>GREEN PROPERTY MANAGEMENT IN</td> <td>07/20/2020</td> <td>1,664,000</td> <td>WB</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	SHAMBO, JOHN & SHARON	08/14/2024	575,000	YES	/	EXECUTIVE HOMES LLC	03/30/2021	452,500	YES	/	GREEN PROPERTY MANAGEMENT IN	07/20/2020	1,664,000	WB
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax																																																																		
Remove Cap	2025	Land Value 73,029	73,029	11%	8,033	Assessed	63,523	6,894.66																																																																		
Year Frozen		Improvements 514,123	504,452		55,490	Penalty	0																																																																			
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																		
TIF Project ID	0	Total Value 587,152	577,481		63,523	Total Taxable	63,523	6,895.00																																																																		
Bk/Pg	Grantor	Date	Price	Code																																																																						
/	SHAMBO, JOHN & SHARON	08/14/2024	575,000	YES																																																																						
/	EXECUTIVE HOMES LLC	03/30/2021	452,500	YES																																																																						
/	GREEN PROPERTY MANAGEMENT IN	07/20/2020	1,664,000	WB																																																																						
Assessment History <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>2025-660104234</td> <td>DELL, COLTON & KORTNEY</td> <td>7</td> <td>549,982</td> <td>0</td> <td>60,498</td> <td>6,566.00</td> </tr> <tr> <td>2024</td> <td>2024-660104234</td> <td>DELL, COLTON & KORTNEY</td> <td>7</td> <td>538,320</td> <td>1000</td> <td>50,268</td> <td>5,561.00</td> </tr> <tr> <td>2023</td> <td>2023-660104234</td> <td>SHAMBO, JOHN & SHARON</td> <td>7</td> <td>452,500</td> <td>1000</td> <td>48,775</td> <td>5,282.00</td> </tr> <tr> <td>2022</td> <td>2022-660104234</td> <td>SHAMBO, JOHN & SHARON</td> <td>7</td> <td>452,500</td> <td>1000</td> <td>48,775</td> <td>5,489.00</td> </tr> <tr> <td>2021</td> <td>2021-660104234</td> <td>SHAMBO, JOHN & SHARON</td> <td>7</td> <td>52,000</td> <td>0</td> <td>5,720</td> <td>635.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660104234	DELL, COLTON & KORTNEY	7	549,982	0	60,498	6,566.00	2024	2024-660104234	DELL, COLTON & KORTNEY	7	538,320	1000	50,268	5,561.00	2023	2023-660104234	SHAMBO, JOHN & SHARON	7	452,500	1000	48,775	5,282.00	2022	2022-660104234	SHAMBO, JOHN & SHARON	7	452,500	1000	48,775	5,489.00	2021	2021-660104234	SHAMBO, JOHN & SHARON	7	52,000	0	5,720	635.00																	
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																			
2025	2025-660104234	DELL, COLTON & KORTNEY	7	549,982	0	60,498	6,566.00																																																																			
2024	2024-660104234	DELL, COLTON & KORTNEY	7	538,320	1000	50,268	5,561.00																																																																			
2023	2023-660104234	SHAMBO, JOHN & SHARON	7	452,500	1000	48,775	5,282.00																																																																			
2022	2022-660104234	SHAMBO, JOHN & SHARON	7	452,500	1000	48,775	5,489.00																																																																			
2021	2021-660104234	SHAMBO, JOHN & SHARON	7	52,000	0	5,720	635.00																																																																			



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:09:49
 Page 2

Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6469		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	28,177.00 x 3.00 = 84,531		
Factor Value			
Adjustments	0.8639		
Lot Value	73,029		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0628\IMG_0063. 6/30/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,571 / 3,229
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,571
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	926 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	621,741	192.55	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	171,240		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.14	Total Misc Impr	+ 22,418
Roofing Adj	+ 4.91	Garage Cost	+ 56,180
Subfloor Adj	+ -3.64	Total RCN	= 512,091
Heat/Cool Adj	+ 17.38	Depreciation (4%)	- 20,484
Plumbing Adj	+ 9.46	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 491,607
Adj Base Cost	= 134.25	Lot Value	+ 73,029
Total Area	x 3,229	Indicated Value	= 564,636
Adjusted Cost	= 433,493	Value Per SqFt	174.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	491,607		
Lot Value	73,029		
Indicated Value	564,636	174.86	Per SqFt
Agland Value			
Site Improvements	97,150		
Total Value	661,786	204.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151007	381		381	34.93		13,308
PRCH	Slab Porch - Covered	151008	38		38	36.55		1,389
FPR1	Fireplace - Residential 1 Story			1	1	7,721.18		7,721



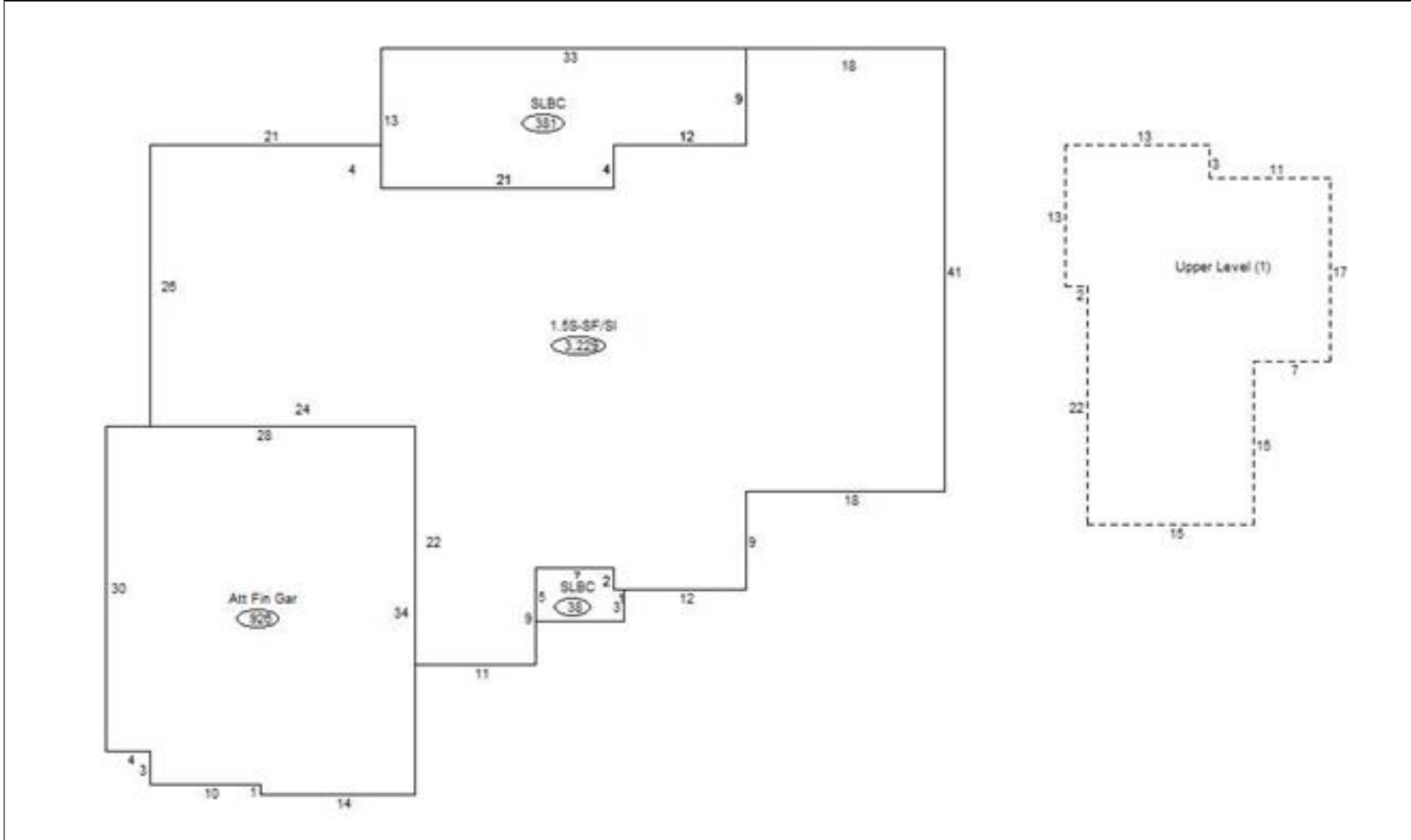
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:09:49
 Page 3

Sketch Image

660104234



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,571	1.256	3,229
2	M	PRCH		13	SLBC	381	1.000	381
3	M	PRCH		13	SLBC	38	1.000	38
4	G	5		13	Att Fin Gar	926	1.000	926
5	U	^UL		13	Upper Level (1)	658	1.000	658
Total Building Area						2,571		3,229



Rogers





Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:09:49
 Page 4

660104234

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	GRDT	Garage - Detached	25x45x8	Concrete	Composition Shingle	1,125		
	Qual	5	Cond	5	Year	2026	Eff Age	0
	Interior Finish (Residential)		Finished Area	Fixture Count			14,644	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (42.96 x 1,125)		48,330	14,644	62,974		62,974		
	PATC	Patio - Covered	16x20x8	Concrete	Composition Shingle	320		
	Qual	4	Cond	4	Year	2026	Eff Age	0
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (18.38 x 320)		5,882		5,882		5,882	
	ODFP	Outdoor Fireplace/Firepit	0x0x0			1		
	Qual	5	Cond	5	Year	2026	Eff Age	0
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (5,778.25 x 1)		5,778		5,778		5,778	
	SPLG	Swimming Pool - In Ground	16x30x0	Concrete		480		
	Qual	3	Cond	3	Year	2024	Eff Age	2
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (52.12 x 480)		25,018		25,018	2,502	22,516	