



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:44:28
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Assessment Data					Primary Image																																																	
Account 660106279 Parcel ID 000000-0003-005-0-000-00 Cadastral ID 01-20-14-04920 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342264 SHEPARD, CALVIN & DONNA LIVING TRUST 19244 E WHITE WILLOW PASS OWASSO OK 74055-0000 Parcel Location Situs 19244 E WHITE WILLOW PASS Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0005 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lat/Long: 36.23989382 -95.76202005																																																						
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5613		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	24,452.00 x 5.08 = 124,240		
Factor Value			
Adjustments	1.0000		
Lot Value	124,240		



\\tsclient\T\ROB STUFF\2023-6-27\IMG_0022.JPG 6/27/2023

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,872 / 2,872
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,872
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	800 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	447,379		
Lot Value	124,240		
Indicated Value	571,619	199.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	571,619	199.03	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	109.20	Total Misc Impr	+	18,621
Roofing Adj	+ 5.69	Garage Cost	+	45,528
Subfloor Adj	+ -4.37	Total RCN	=	451,898
Heat/Cool Adj	+ 16.31	Depreciation (1%)	-	4,519
Plumbing Adj	+ 8.18	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	447,379
Adj Base Cost	= 135.01	Lot Value	+	124,240
Total Area	x 2,872	Indicated Value	=	571,619
Adjusted Cost	= 387,749	Value Per SqFt		199.03

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157521	117		117	32.77		3,834
PRCH	Slab Porch - Covered	157522	252		252	32.09		8,087
FPPF	Fireplace - Prefabricated			2023	1	6,700.26		6,700



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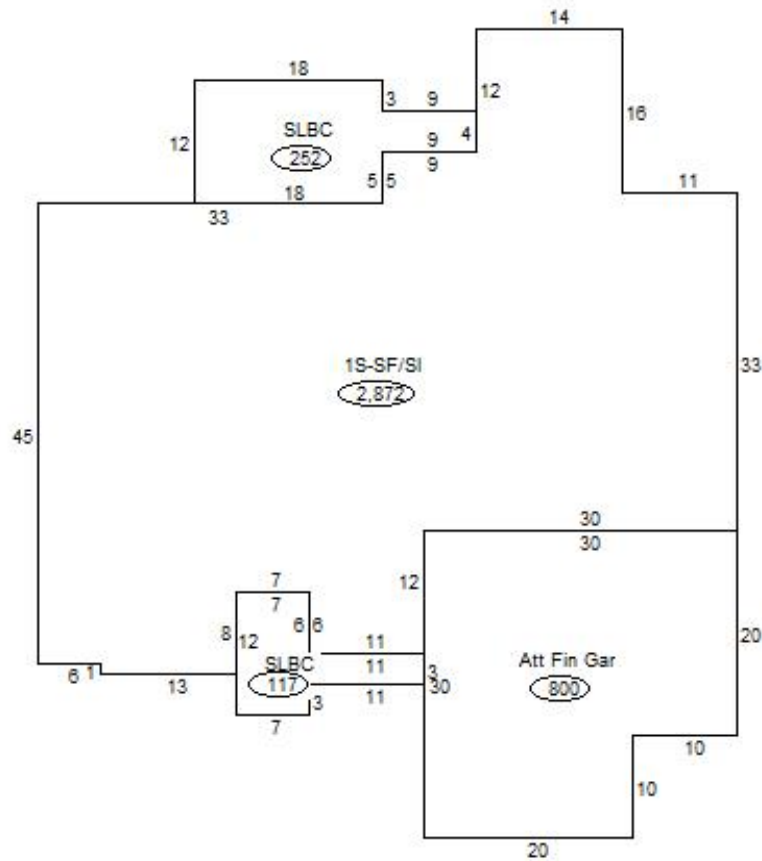
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,872	1.000	2,872
2	G	5		20	Att Fin Gar	800	1.000	800
3	M	PRCH		20	SLBC	117	1.000	117
4	M	PRCH		20	SLBC	252	1.000	252
Total Building Area						2,872		2,872