



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																																																											
<b>Account</b> 660108776 <b>Parcel ID</b> 000000-00-0-00705-001-0025 <b>Cadastral ID</b> 07-21-15-01251 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 343654 SHRUM, TIMOTHY & STEPHANIE  4078 E 484 RD OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 04110 E 484 RD <b>Subdivision</b> ROLLING MEADOWS EXT <b>Lot/Block</b> 0025 / 0001 Parcel Size .6 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 15 / 5 <b>Neighborhood</b> 1106 - R-V01,4-SW CLAREMORE <b>School District</b> S021 - OWASSO SCHOOLS					<p>660108776_001.JPG 3/26/2025</p>																																																											
<b>Legal Description</b> Lat/Long: 36.31497979 -95.75656406 PT OF LOT 25 BLOCK 1 ROLLING MEADOWS EXT DESC 2024-00132 AS COMM NW/C LOT 25; N88.0643E 187.34' TO POB; S015316E 220 74'; S88.0643E 187.34'; S01.5317E 79.26'; N88.0643E 337.34'; N01 5317W 300'; S88.0643W 150' TO POB.																																																																
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Lot Data	Square-Foot - NBHD 1106 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 1.374 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b>  <b>Method</b> Square-Foot <b>Base Lot Value</b> 59,852.00 x 1.22 = 73,260 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 73,260		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,650 / 2,114
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,650
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	5 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	961 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2025 / 1



660108776\_001.JPG 3/26/2025

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	95.99	<b>Total Misc Impr</b>	+ 18,921	<b>Roofing Adj</b>	+ 4.36	<b>Garage Cost</b>	+ 44,821
<b>Subfloor Adj</b>	+ -2.80	<b>Total RCN</b>	= 318,310	<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 1%)</b>	- 3,183
<b>Plumbing Adj</b>	+ 8.40	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 315,127
<b>Adj Base Cost</b>	= 120.42	<b>Lot Value</b>	+ 73,260	<b>Total Area</b>	x 2,114	<b>Indicated Value</b>	= 388,387
		<b>Value Per SqFt</b>	183.72	<b>Adjusted Cost</b>	= 254,568		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	315,127		
<b>Lot Value</b>	73,260		
<b>Indicated Value</b>	388,387	183.72	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	388,387	183.72	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	171797	296		296	28.49	8,433
PATC	Patio - Covered	171798	194		194	20.92	4,058
FPR1	Fireplace - Residential 1 Story			2025	1	6,429.63	6,430



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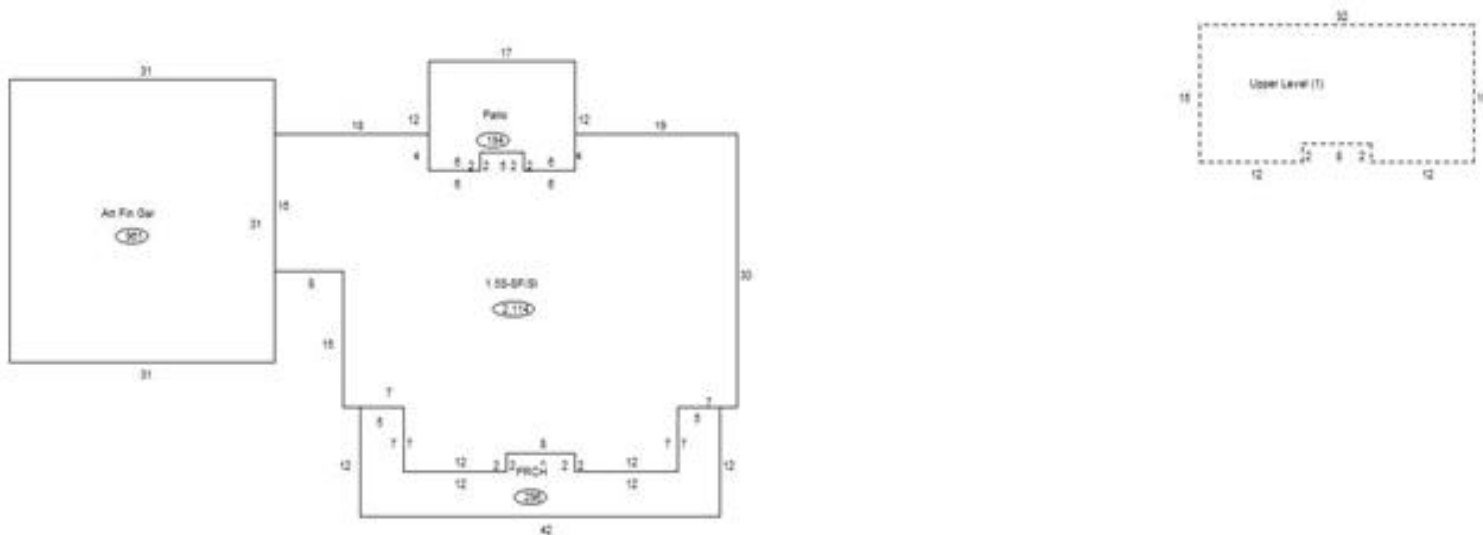
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Sketch Image

660108776



### 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	1,650	1.281	2,114
2	U	^UL		13	Upper Level (1)	464	1.000	464
3	G	5		13	Att Fin Gar	961	1.000	961
4	M	PRCH		13	PRCH	296	1.000	296
5	M	PATC		13	Patio	194	1.000	194
<b>Total Building Area</b>						<b>1,650</b>		<b>2,114</b>