




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660001475 <b>Parcel ID</b> 000000-00-0-00477-004-0003 <b>Cadastral ID</b> 02-21-14-03130 <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> 270605 MCMAHAN, PAUL W JR & DEBBIE A  CO-TRUSTEES 12240 N 170TH E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 12240 N 170TH E AVE <b>Subdivision</b> LYNDA LEA <b>Lot/Block</b> 0003 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 21 / 14 / 5 <b>Neighborhood</b> 1082 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-5-9\IMG_0103. 5/12/2022</p>														
<b>Legal Description</b> Lat/Long: 36.33145080 -95.78476464																			
LOT 3 BLOCK 4 LYNDA LEA					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	1158/319	PHILLIPS, RANDALL H	02/25/1999	157,000	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>										
Remove Cap	2000		Land Value 116,711	36,396	11%	4,004	Assessed	23,646	2,566.49										
Year Frozen	0		Improvements 196,476	178,565		19,642	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-97.00										
TIF Project ID	0		Total Value 313,187	214,961		23,646	Total Taxable	22,646	2,469.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660001475	MCMAHAN, PAUL W JR & DEBBIE A			7	302,495	1000	21,957	2,394.00										
2024	2024-660001475	MCMAHAN, PAUL W JR & DEBBIE A			7	302,360	1000	21,288	2,363.00										
2023	2023-660001475	MCMAHAN, PAUL W JR & DEBBIE A			7	196,721	1000	20,639	2,243.00										
2022	2022-660001475	MCMAHAN, PAUL W JR & DEBBIE A			7	196,280	1000	20,591	2,325.00										
2021	2021-660001475	MCMAHAN, PAUL W JR & DEBBIE A			7	207,295	1000	21,802	2,435.00										
2020	2020-660001475	MCMAHAN, PAUL W JR & DEBBIE A			7	203,926	1000	21,194	2,364.00										
2019	2019-660001475	MCMAHAN, PAUL W JR & DEBBIE A			7	195,889	1000	20,548	2,294.00										
2018	2018-660001475	MCMAHAN, PAUL W JR & DEBBIE A			7	202,873	1000	21,316	2,303.00										
2017	2017-660001475	MCMAHAN, PAUL W JR & DEBBIE A			7	200,824	1000	20,930	2,282.00										
2016	2016-660001475	MCMAHAN, PAUL W JR & DEBBIE A			7	196,053	1000	20,292	2,214.00										
2015	2015-660001475	MCMAHAN, PAUL W JR & DEBBIE A			7	190,619	1000	19,672	2,160.00										
2014	2014-660001475	MCMAHAN, PAUL W JR & DEBBIE A			7	192,305	1000	19,070	2,112.00										
2013	2013-660001475	MCMAHAN, PAUL W JR & DEBBIE A			7	184,689	1000	18,485	2,010.00										



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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.2931 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 99,888.00 x 1.17 = 116,711 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 116,711		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-5-9\IMG_0103. 5/12/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	75% Veneer, Stone 25% Frame, Siding, Wood
<b>Base/Total Area</b>	2,102 / 2,102
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,102
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	668 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1979 / 35

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.33	<b>Total Misc Impr</b>	+ 16,715				
<b>Roofing Adj</b>	+ 4.43	<b>Garage Cost</b>	+ 20,120				
<b>Subfloor Adj</b>	+ -2.13	<b>Total RCN</b>	= 304,966				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	- 131,135				
<b>Plumbing Adj</b>	+ 9.29	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 173,831				
<b>Adj Base Cost</b>	= 127.56	<b>Lot Value</b>	+ 116,711				
<b>Total Area</b>	x 2,102	<b>Indicated Value</b>	= 290,542				
<b>Adjusted Cost</b>	= 268,131	<b>Value Per SqFt</b>	138.22				

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

Multiple Regression			
<b>MRA Code</b>	1 Test		
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	262,869	125.06	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A Adam Test		
<b>Adjustment Model</b>	1 2022 Residential		
<b>Comparables</b>	8		
<b>Indicated Value</b>	276,680		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	173,831		
<b>Lot Value</b>	116,711		
<b>Indicated Value</b>	290,542	138.22	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	22,645		
<b>Total Value</b>	313,187	148.99	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	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	4106	18x14		252	26.14	6,587
PRCH	SLAB PORCH - COVERED	4107	19x9		171	26.39	4,513



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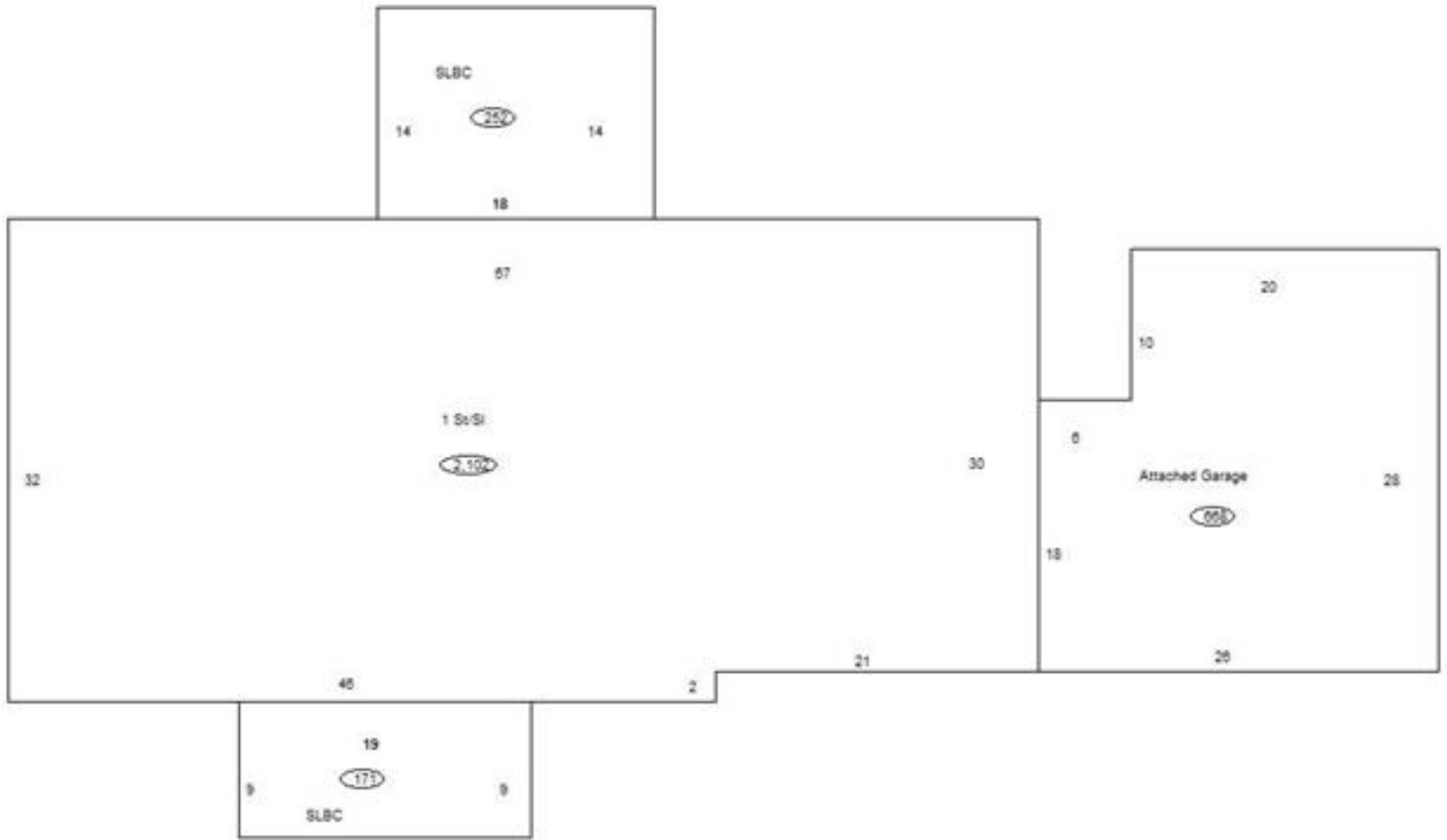
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### Sketch Image

660001475



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,102	1.000	2,102
2	G	1		10	Attached Garage	668	1.000	668
3	M	PRCH		10	SLBC	252	1.000	252
4	M	PRCH		10	SLBC	171	1.000	171
<b>Total Building Area</b>						<b>2,102</b>		<b>2,102</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			720	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (32.53 x 720)		23,422	23,422	7,027	16,395	
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25,000.00 x 1)		25,000	25,000	18,750	6,250	
	STF	STG FAIR	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						