




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | |
|---|-------------------------|-------------------------------|---------------------|------------------|--|-------------------------------|-------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|--|--|--|--|--|
| Account 660002019 Parcel ID 000000-00-0-00360-005-0004 Cadastral ID 03-20-15-04480 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 322070 BRANDALL PROPERTIES LLC 6903 N WILDERNESS TRAIL OWASSO OK 74055-0000 Parcel Location Situs 25788 S GREENWAY DR Subdivision GREENWAY PARK Lot/Block 0004 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS | | | | |  <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-15\IMG_00: 11/15/2021</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.23655207 -95.69913629 | | | | | | | | | | | | | | | | | | | |
| LOT 4 BLOCK 5 GREENWAY PARK | | | | | 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| H | Homestead | No | 1,000 | | / | MCCONAHA, WILLIAM RICHARD III | 02/12/2024 | 230,000 | YES | | | | | | | | | | |
| | | | | | 2508/25 | RICHARDSON, KENNETH D | 10/16/2015 | 90,000 | YES | | | | | | | | | | |
| | | | | | 2508/23 | RICHARDSON, KENNETH D | 10/16/2015 | 0 | 4 | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 104.132 | Current Tax | | | | | | | | | | |
| Remove Cap | 2025 | | Land Value | 87,300 | 87,300 | 11% | 9,603 | Assessed | 25,330 | | | | | | | | | | |
| Year Frozen | 0 | | Improvements | 142,972 | 142,972 | | 15,727 | Penalty | 0 | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value | 230,272 | 230,272 | | 25,330 | Total Taxable | 25,330 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660002019 | BRANDALL PROPERTIES LLC | | | 4 | 230,000 | 0 | 25,300 | 2,635.00 | | | | | | | | | | |
| 2024 | 2024-660002019 | BRANDALL PROPERTIES LLC | | | 4 | 183,991 | 1000 | 11,085 | 1,072.00 | | | | | | | | | | |
| 2023 | 2023-660002019 | MCCONAHA, WILLIAM RICHARD III | | | 4 | 107,396 | 1000 | 10,733 | 1,024.00 | | | | | | | | | | |
| 2022 | 2022-660002019 | MCCONAHA, WILLIAM RICHARD III | | | 4 | 103,562 | 1000 | 10,392 | 1,009.00 | | | | | | | | | | |
| 2021 | 2021-660002019 | MCCONAHA, WILLIAM RICHARD III | | | 4 | 91,440 | 0 | 10,058 | 942.00 | | | | | | | | | | |
| 2020 | 2020-660002019 | MCCONAHA, WILLIAM RICHARD III | | | 4 | 93,151 | 0 | 10,247 | 961.00 | | | | | | | | | | |
| 2019 | 2019-660002019 | MCCONAHA, WILLIAM RICHARD III | | | 4 | 90,345 | 0 | 9,938 | 946.00 | | | | | | | | | | |
| 2018 | 2018-660002019 | MCCONAHA, WILLIAM RICHARD III | | | 4 | 95,331 | 0 | 10,486 | 999.00 | | | | | | | | | | |
| 2017 | 2017-660002019 | MCCONAHA, WILLIAM RICHARD III | | | 4 | 94,590 | 0 | 10,405 | 994.00 | | | | | | | | | | |
| 2016 | 2016-660002019 | MCCONAHA, WILLIAM RICHARD III | | | 4 | 92,369 | 0 | 10,161 | 974.00 | | | | | | | | | | |
| 2015 | 2015-660002019 | RICHARDSON, KENNETH D | | | 4 | 139,219 | 0 | 14,393 | 1,390.00 | | | | | | | | | | |
| 2014 | 2014-660002019 | RICHARDSON, KENNETH D | | | 4 | 141,504 | 0 | 13,707 | 1,252.00 | | | | | | | | | | |
| 2013 | 2013-660002019 | RICHARDSON, KENNETH D | | | 4 | 144,735 | 0 | 13,055 | 1,236.00 | | | | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1046 #1 | Primary Image |
|--|----------------------------|---------------|
| Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1362 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 49,493.00 x .70 = 34,747 Factor Value Adjustments 2.5124 Lot Value 87,300 | | |

| Residential Data | |
|------------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 90% Veneer, Masonry 10% Frame, Siding, Wood |
| Base/Total Area | 1,592 / 1,592 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,592 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 480 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 1977 / 37 |

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| GRM Approach | |
|------------------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|------------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 183,572 | 115.31 | Per SqFt |

| Direct Comparables | |
|-------------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 6 |
| Indicated Value | 184,880 Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | |
|----------------------|-----------|----------------------------|---|------------------|--|
| Base Cost | 102.27 | Total Misc Impr | + | 12,500 | |
| Roofing Adj | + 4.37 | Garage Cost | + | 16,646 | |
| Subfloor Adj | + -1.15 | Total RCN | = | 229,420 | |
| Heat/Cool Adj | + 11.47 | Depreciation (46%) | - | 105,533 | |
| Plumbing Adj | + 8.84 | Lump Sums | + | 0 | |
| Basement Adj | + 0.00 | RCNLD | = | 123,887 | |
| Adj Base Cost | = 125.80 | Lot Value | + | 87,300 | |
| Total Area | x 1,592 | Indicated Value | = | 211,187 | |
| Adjusted Cost | = 200,274 | Value Per SqFt | | 132.66 | |

| Value Reconciliation | | | |
|--------------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 123,887 | | |
| Lot Value | 87,300 | | |
| Indicated Value | 211,187 | 132.66 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 19,085 | | |
| Total Value | 230,272 | 144.64 | 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 | 5,095.98 | 5,096 |
| PRCH | SLAB PORCH - COVERED | 5412 | 12x12 | | 144 | 23.78 | 3,424 |
| PRCH | SLAB PORCH - COVERED | 5413 | 28x6 | | 168 | 23.69 | 3,980 |



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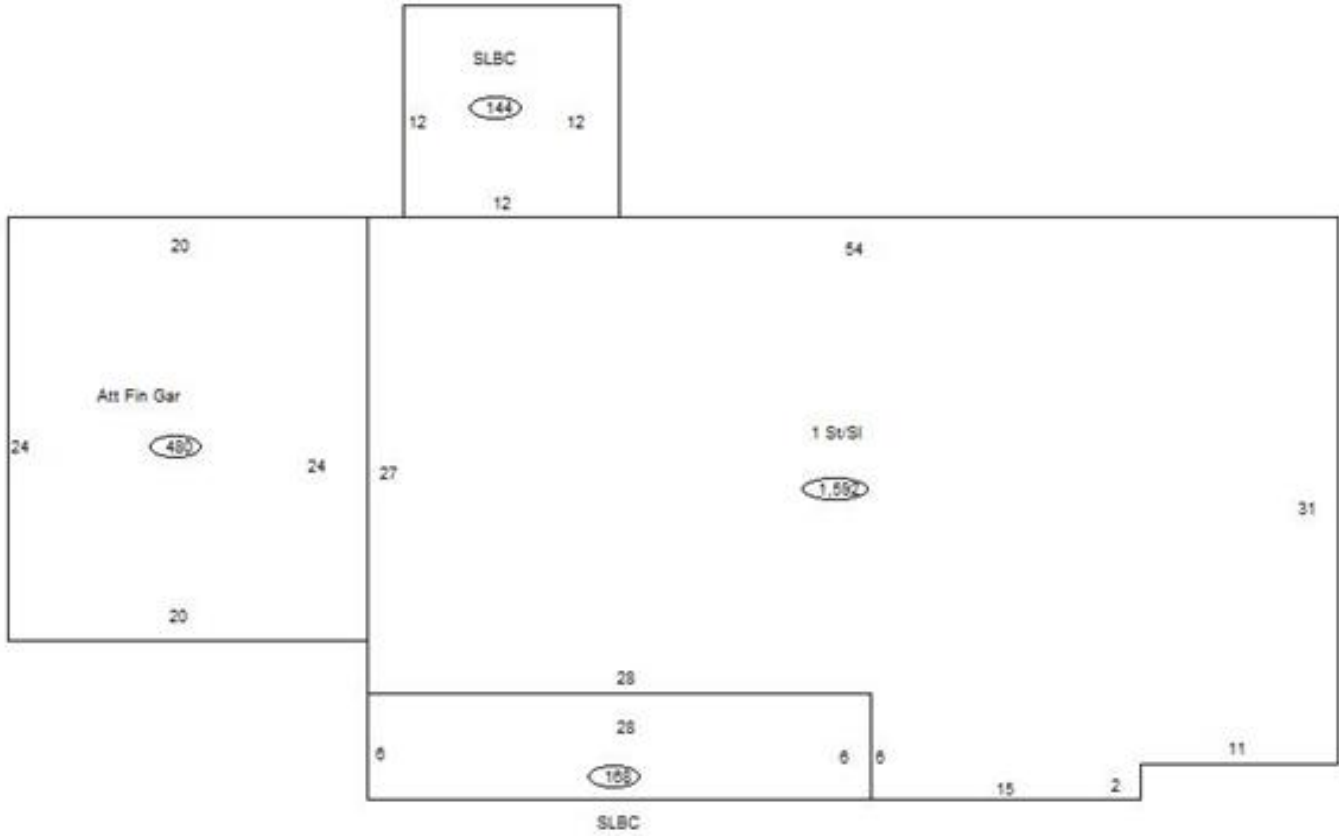
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 10 | 1 St/SI | 1,592 | 1.000 | 1,592 |
| 2 | G | 5 | | 10 | Att Fin Gar | 480 | 1.000 | 480 |
| 3 | M | PRCH | | 10 | SLBC | 144 | 1.000 | 144 |
| 4 | M | PRCH | | 10 | SLBC | 168 | 1.000 | 168 |
| Total Building Area | | | | | | 1,592 | | 1,592 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|--------|------------------|------------|------------|--------------|-------------|
| | UTIL | Utility Building | 30x30x16 | Concrete | Formed Metal | 900 |
| | Qual 3 | Cond 3 | Year 2005 | Eff Age 16 | | |

| Valuation Summary | Modifier Total | RCN | Depr (37% Phys/ % Func) | RCNLD |
|-------------------------|----------------|--------|-------------------------|--------|
| Base Cost (33.66 x 900) | 30,294 | 30,294 | 11,209 | 19,085 |