



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 660005465 Parcel ID 000000-00-0-00708-004-0004 Cadastral ID 06-21-15-07000 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 343037 MCLAUGHLIN, ERIC BOONE PO BOX 476 COLLINSVILLE OK 74021-0000 Parcel Location Situs 04608 E 472 RD Subdivision ROLLING MEADOWS PARK Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 15 / 5 Neighborhood 1107 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0418\IMG_0078. 4/19/2022</p>															
Legal Description Lat/Long: 36.33283606 -95.74638560				Building Permits															
LOT 4 BLOCK 4 ROLLING MEADOWS PARK				<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		/	BROADRICK, JOHN T II &	11/03/2023	250,000	WG										
					/	HERD, TIMOTHY E	03/14/2022	150,000	19										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2024		Land Value	105,067	105,067	11%	11,557	Assessed	16,159 1,753.87										
Year Frozen	2021		Improvements	33,656	32,551		3,581	Penalty	0										
Uncapped Value	0		Mobile Home	9,285	9,285		1,021	Exemption	0 0.00										
TIF Project ID	0		Total Value	148,008	146,903		16,159	Total Taxable	16,159 1,754.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660005465	MCLAUGHLIN, ERIC BOONE			7	139,908	0	15,390	1,671.00										
2024	2024-660005465	MCLAUGHLIN, ERIC BOONE			7	150,923	0	16,601	1,832.00										
2023	2023-660005465	BROADRICK, JOHN T II &			7	70,446	0	7,749	837.00										
2022	2022-660005465	BROADRICK, JOHN T II &			7	64,141	1000	4,401	508.00										
2021	2021-660005465	HERD, TIMOTHY E			7	59,410	1000	4,401	503.00										
2020	2020-660005465	HERD, TIMOTHY E			7	59,172	1000	4,243	485.00										
2019	2019-660005465	HERD, TIMOTHY E			7	58,466	1000	4,091	468.00										
2018	2018-660005465	HERD, TIMOTHY E			7	58,673	1000	3,942	438.00										
2017	2017-660005465	HERD, TIMOTHY E			7	58,351	1000	3,799	426.00										
2016	2016-660005465	HERD, TIMOTHY E			7	57,569	1000	3,659	411.00										
2015	2015-660005465	HERD, TIMOTHY E			7	57,554	1000	3,524	399.00										
2014	2014-660005465	HERD, TIMOTHY E			7	58,654	1000	3,392	388.00										
2013	2013-660005465	HERD, TIMOTHY E			7	58,654	1000	3,264	367.00										



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Lot Data		Square-Foot - NBHD 1107 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	221191							
Non-Ag Acres	4.848							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	211,180.00 x .50 = 105,067							
Factor Value								
Adjustments	1.0000							
Lot Value	105,067							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adjusted R				
Base/Total Area	/			Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	A Adam Test			
Roof Cover				Adjustment Model	1 2022 Residential			
Area on Slab				Comparables				
Fixture/RghIn	/			Indicated Value				
Bed/F/H Bath	/ /			Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	105,067			
Year/Eff Age	/			Indicated Value	105,067	0.00	Per SqFt	
				Agland Value				
				Site Improvements	33,656			
				Total Value	138,723	0.00	Total Value Per SqFt	
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 105,067					
Total Area	x	Indicated Value	= 105,067					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			900
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (31.28 x 900) 28,152		Modifier Total	RCN 28,152	Depr (5% Phys/ % Func) 1,408	RCNLD 26,744
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (16.00 x 576) 9,216		Modifier Total	RCN 9,216	Depr (25% Phys/ % Func) 2,304	RCNLD 6,912



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 70 x 14
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Lap
Base/Total Area	980 / 980
Style	100% Single Wide
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1973 / 53

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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	

Cost Approach				Manual : 01/2025			
Base Cost	33.64	Total Misc Impr	+	3,326			
Roofing Adj	+ 2.69	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	46,426			
Heat/Cool Adj	+ 0.00	Depreciation (80%)	-	37,141			
Plumbing Adj	+ 7.65	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	9,285			
Adj Base Cost	= 43.98	Lot Value	+				
Total Area	x 980	Indicated Value	=	9,285			
Adjusted Cost	= 43,100	Value Per SqFt		9.47			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	9,285		
Lot Value			
Indicated Value	9,285	9.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	9,285	9.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	139872	20x12		240	13.86		3,326



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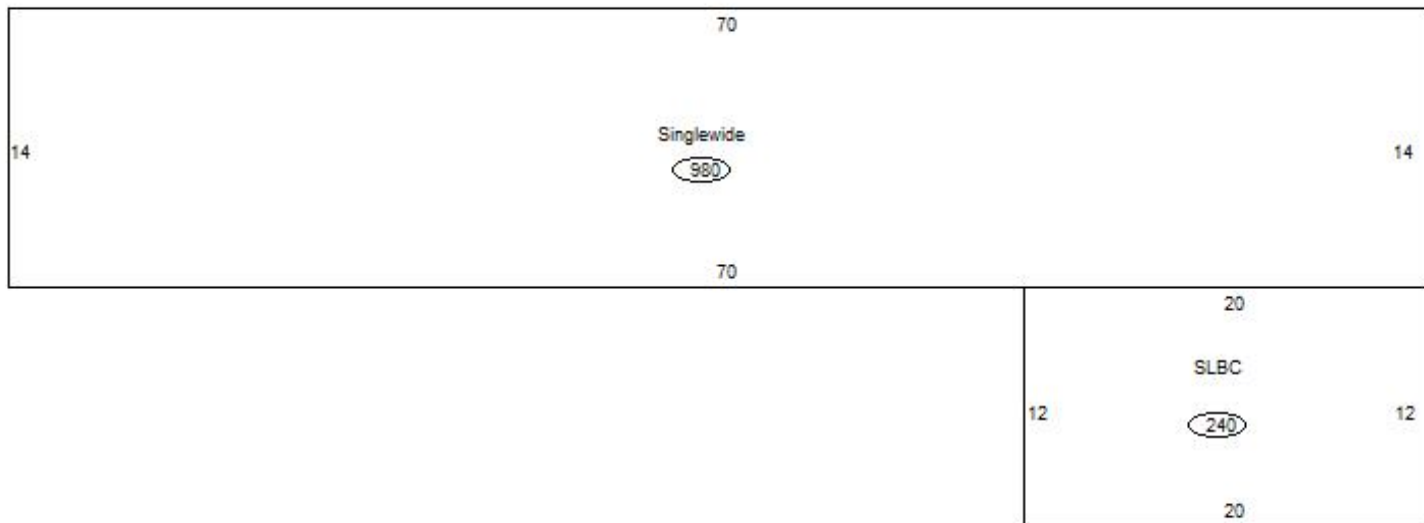
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	980	1.000	980
2	M	PRCH		10	SLBC	240	1.000	240
Total Building Area						980		980