



# 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> 660014421 <b>Parcel ID</b> 000000-00-0-00741-004-0001 <b>Cadastral ID</b> 15-21-14-03220 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 323773 MCCAY, CHARLES & BOBBYE  9815 N 151ST E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09815 N 151ST E AVE <b>Subdivision</b> SHERRI-LAVERNE ESTS <b>Lot/Block</b> 0001 / 0004 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 15 / 21 / 14 / 5 <b>Neighborhood</b> 1069 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2202-9-7\IMG_0008. 9/7/2022</p>																																																	
<b>Legal Description</b> Lat/Long: 36.29644645 -95.80414218																																																						
LOT 1 BLOCK 4 SHERRI-LAVERNE EST.					<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																																								
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<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	2690/938	ECK, DONALD A & MICKEY D	01/30/2018	227,000	WG																																													
H	Homestead	No	1,000		1555/66	ECK, CARMEN D &	03/07/1999	0	4																																													
					1003/99	ECK, DONALD A	04/01/1989	0	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2019</td> <td>Land Value 84,313</td> <td>47,900</td> <td>11%</td> <td>5,269</td> <td>Assessed</td> <td>24,065</td> <td>2,357.41</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 183,524</td> <td>170,878</td> <td> </td> <td>18,796</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 267,837</td> <td>218,778</td> <td> </td> <td>24,065</td> <td>Total Taxable</td> <td>23,065</td> <td>2,259.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2019	Land Value 84,313	47,900	11%	5,269	Assessed	24,065	2,357.41	Year Frozen	0	Improvements 183,524	170,878		18,796	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-98.00	TIF Project ID	0	Total Value 267,837	218,778		24,065	Total Taxable	23,065	2,259.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660014421	MCCAY, CHARLES & BOBBYE	3	261,579	1000	22,365	2,191.00																																															
2024	2024-660014421	MCCAY, CHARLES & BOBBYE	3	302,766	1000	21,684	2,083.00																																															
2023	2023-660014421	MCCAY, CHARLES & BOBBYE	3	224,320	1000	21,023	1,970.00																																															
2022	2022-660014421	MCCAY, CHARLES & BOBBYE	3	194,383	1000	20,382	1,997.00																																															
2021	2021-660014421	MCCAY, CHARLES & BOBBYE	3	203,987	1000	21,439	2,074.00																																															
2020	2020-660014421	MCCAY, CHARLES & BOBBYE	3	200,807	0	22,089	2,134.00																																															
2019	2019-660014421	MCCAY, CHARLES & BOBBYE	3	193,539	0	21,289	2,058.00																																															
2018	2018-660014421	MCCAY, CHARLES & BOBBYE	3	196,534	1000	15,040	1,400.00																																															
2017	2017-660014421	ECK, DONALD A & MICKEY D	3	194,903	1000	14,573	1,371.00																																															
2016	2016-660014421	ECK, DONALD A & MICKEY D	3	190,248	1000	14,118	1,329.00																																															
2015	2015-660014421	ECK, DONALD A & MICKEY D	3	184,703	1000	13,678	1,297.00																																															
2014	2014-660014421	ECK, DONALD A & MICKEY D	3	186,140	1000	13,251	1,268.00																																															
2013	2013-660014421	ECK, DONALD A & MICKEY D	3	176,434	1000	12,836	1,202.00																																															



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Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	2.1046	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	91,675.00 x .92 = 84,313	
Factor Value		
Adjustments	1.0000	
Lot Value	84,313	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,161 / 2,161
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,161
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,209 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

Cost Approach				Manual : 01/2025			
Base Cost	105.57	Total Misc Impr	+ 11,614				
Roofing Adj	+ 4.61	Garage Cost	+ 36,016				
Subfloor Adj	+ -2.19	Total RCN	= 323,827				
Heat/Cool Adj	+ 12.64	Depreciation ( 45%)	- 145,722				
Plumbing Adj	+ 7.18	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 178,105				
Adj Base Cost	= 127.81	Lot Value	+ 84,313				
Total Area	x 2,161	Indicated Value	= 262,418				
Adjusted Cost	= 276,197	Value Per SqFt	121.43				



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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	294,654	136.35	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	342,410		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	178,105		
Lot Value	84,313		
Indicated Value	262,418	121.43	Per SqFt
Agland Value			
Site Improvements	5,419		
Total Value	267,837	123.94	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	34694	11x8		88	26.65		2,345
PRCH	SLAB PORCH - COVERED	34695	55		55	26.76		1,472
PATO	SLAB PORCH - OPEN	34696	15x14		210	10.39		2,182



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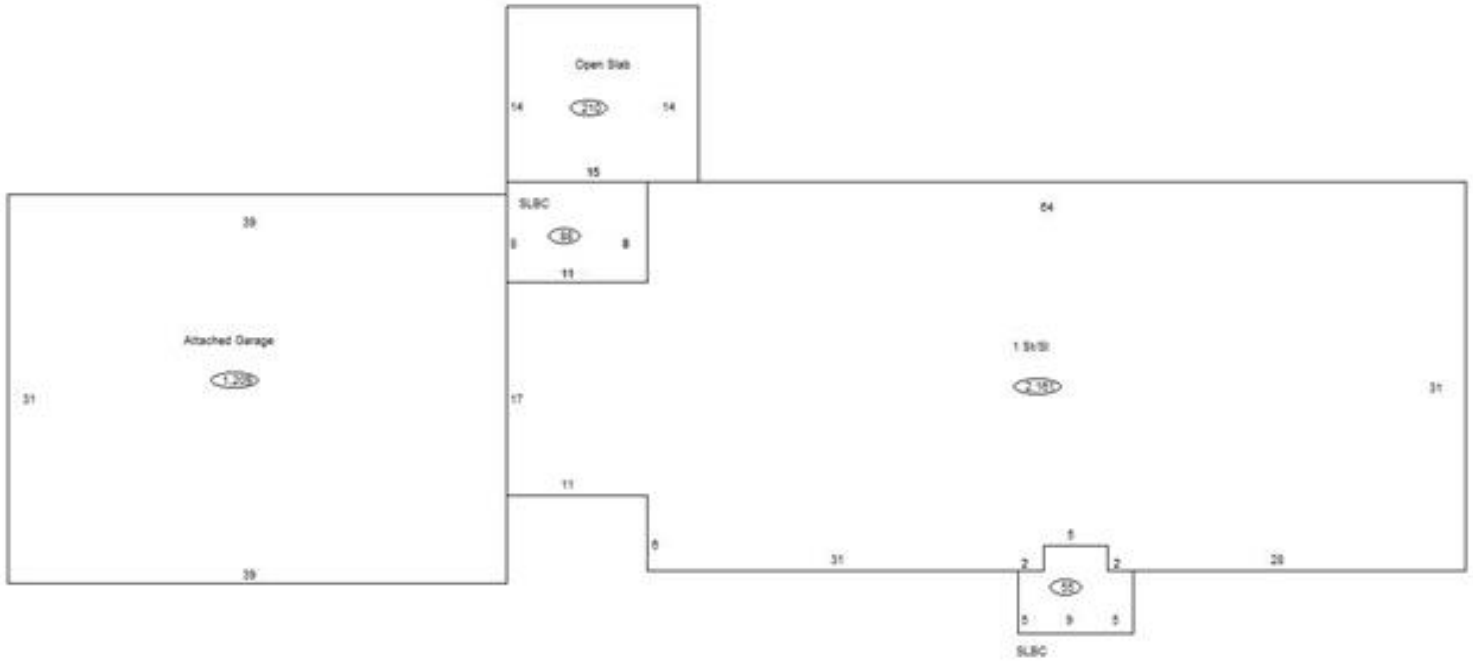
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Sketch Image

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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	2,161	1.000	2,161
2	G	1		10	Attached Garage	1,209	1.000	1,209
3	M	PRCH		10	SLBC	88	1.000	88
4	M	PRCH		10	SLBC	55	1.000	55
5	M	PATO		10	Open Slab	210	1.000	210
<b>Total Building Area</b>						<b>2,161</b>		<b>2,161</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,176
	Qual	3	Cond 3	Year	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (10.24 x 1,176)	12,042	12,042	6,623	5,419