



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:36:43
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019650 Parcel ID 000000-00-0-00345-001-0009 Cadastral ID 23-21-14-01990 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 316029 MCGILL, TRAVIS S & TRISTAN A 17438 E 90TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17438 E 90TH ST N Subdivision GREEN MEADOWS 1 Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 14 / 5 Neighborhood 1212 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28429030 -95.78263516																																																																																																																									
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Time 21:36:43
Page 2

Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.326		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	57,761.00 x 2.29 = 132,523		
Factor Value			
Adjustments	1.0000		
Lot Value	132,523		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-16\ 8/17/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,894 / 1,894
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,894
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	556 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	215,023 113.53 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	295,020 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	155,836
Lot Value	132,523
Indicated Value	288,359 152.25 Per SqFt
Agland Value	
Site Improvements	22,414
Total Value	310,773 164.08 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.80	Total Misc Impr	+ 23,061
Roofing Adj	+ 4.31	Garage Cost	+ 14,906
Subfloor Adj	+ -1.13	Total RCN	= 278,278
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 122,442
Plumbing Adj	+ 7.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 155,836
Adj Base Cost	= 126.88	Lot Value	+ 132,523
Total Area	x 1,894	Indicated Value	= 288,359
Adjusted Cost	= 240,311	Value Per SqFt	152.25

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	47599		8x6	48	24.12		1,158
EPSW	ENCLOSED PORCH - SOLID WALL	47600		274	274	61.34		16,807



Rogers

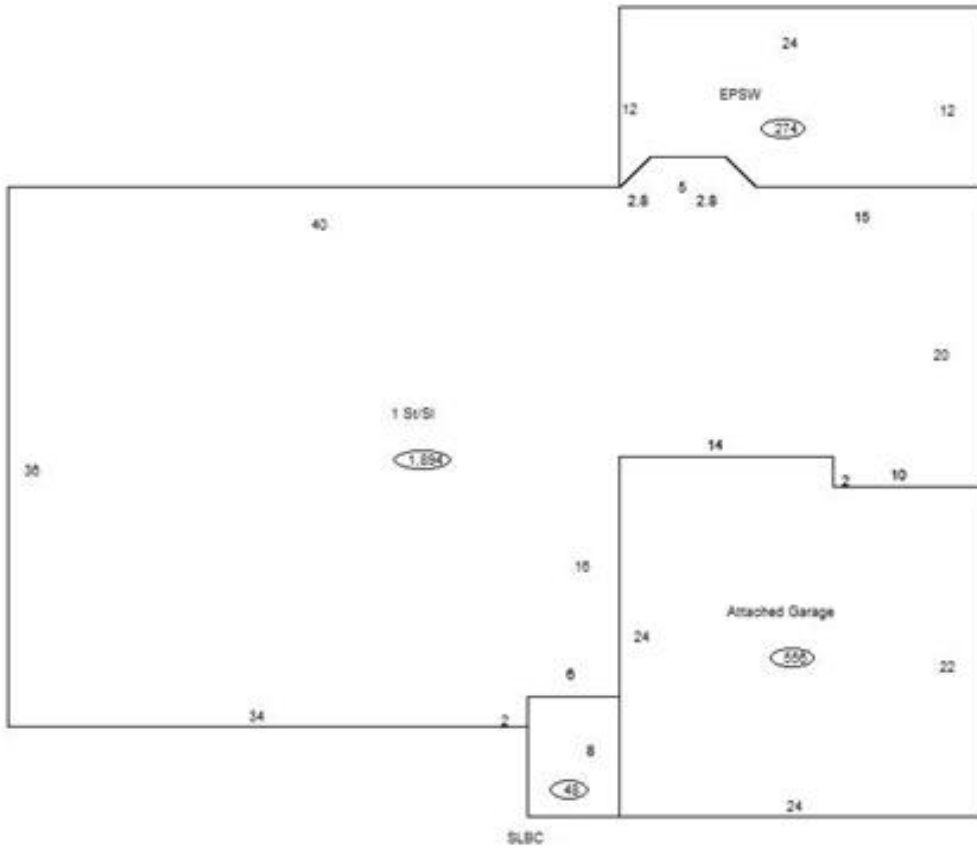
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 Page 3

Sketch Image

660019650



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,894	1.000	1,894
2	G	1		10	Attached Garage	556	1.000	556
3	M	PRCH		10	SLBC	48	1.000	48
4	M	EPSW		10	EPSW	274	1.000	274
Total Building Area						1,894		1,894



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Page 4

660019650

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	EQUIPMENT SHED	40x22x0			880
	Qual 3	Cond 3	Year 2020	Eff Age 5		
		Valuation Summary	Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
		Base Cost (27.99 x 880)	24,631	24,631	2,217	22,414