



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:37:52  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660019760 <b>Parcel ID</b> 000000-00-0-00465-001-0011 <b>Cadastral ID</b> 23-21-14-03080 <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> 273844 MCCREADY, JOHN W JR &  LEANN M 16511 E 86TH ST N OWASSO OK 74055-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 16511 E 86TH ST N <b>Subdivision</b> LOLLAR HEIGHTS <b>Lot/Block</b> 0011 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 23 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.27900407 -95.78827375					<b>Building Permits</b>																																																	
LOT 11 BLOCK 1 LOLLAR HEIGHTS					<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>																																													
HV	Veteran	Yes	999,999	23,723	1222/580	ANDERSON, DANIEL LON &	04/04/2000	139,500	Yes																																													
<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>2001</td> <td>Land Value 117,042</td> <td>40,835</td> <td>11%</td> <td>4,492</td> <td>Assessed</td> <td>23,723</td> <td>2,323.91</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 188,535</td> <td>174,827</td> <td></td> <td>19,231</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>23,723</td> <td>-2,324.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 305,577</td> <td>215,662</td> <td></td> <td>23,723</td> <td>Total Taxable</td> <td>0</td> <td>0.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2001	Land Value 117,042	40,835	11%	4,492	Assessed	23,723	2,323.91	Year Frozen	0	Improvements 188,535	174,827		19,231	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	23,723	-2,324.00	TIF Project ID	0	Total Value 305,577	215,662		23,723	Total Taxable	0	0.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																														
Remove Cap	2001	Land Value 117,042	40,835	11%	4,492	Assessed	23,723	2,323.91																																														
Year Frozen	0	Improvements 188,535	174,827		19,231	Penalty	0																																															
Uncapped Value	0	Mobile Home 0	0		0	Exemption	23,723	-2,324.00																																														
TIF Project ID	0	Total Value 305,577	215,662		23,723	Total Taxable	0	0.00																																														
<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660019760	MCCREADY, JOHN W JR &	3	302,132	23032				.00																																													
2024	2024-660019760	MCCREADY, JOHN W JR &	3	277,068	22361				.00																																													
2023	2023-660019760	MCCREADY, JOHN W JR &	3	218,888	21710				.00																																													
2022	2022-660019760	MCCREADY, JOHN W JR &	3	191,615	21078				.00																																													
2021	2021-660019760	MCCREADY, JOHN W JR &	3	203,708	22408				.00																																													
2020	2020-660019760	MCCREADY, JOHN W JR &	3	200,352	21792				.00																																													
2019	2019-660019760	MCCREADY, JOHN W JR &	3	192,336	21157				.00																																													
2018	2018-660019760	MCCREADY, JOHN W JR &	3	200,156	22017				.00																																													
2017	2017-660019760	MCCREADY, JOHN W JR &	3	198,480	1000	20,833			1,960.00																																													
2016	2016-660019760	MCCREADY, JOHN W JR &	3	193,313	1000	20,209			1,903.00																																													
2015	2015-660019760	MCCREADY, JOHN W JR &	3	187,190	1000	19,591			1,858.00																																													
2014	2014-660019760	MCCREADY, JOHN W JR &	3	188,706	1000	19,151			1,833.00																																													
2013	2013-660019760	MCCREADY, JOHN W JR &	3	178,125	1000	18,564			1,739.00																																													



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:37:53  
Page 2

Lot Data	Square-Foot - NBHD 1212 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9952	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,349.00 x 2.70 = 117,042	
Factor Value		
Adjustments	1.0000	
Lot Value	117,042	

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	2,222 / 2,222
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,222
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	736 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	257,033	115.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	310,710		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.34	Total Misc Impr	+	25,207			
Roofing Adj	+ 4.52	Garage Cost	+	21,925			
Subfloor Adj	+ -2.40	Total RCN	=	325,060			
Heat/Cool Adj	+ 12.64	Depreciation ( 42%)	-	136,525			
Plumbing Adj	+ 6.98	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	188,535			
Adj Base Cost	= 125.08	Lot Value	+	117,042			
Total Area	x 2,222	Indicated Value	=	305,577			
Adjusted Cost	= 277,928	Value Per SqFt		137.52			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	188,535		
Lot Value	117,042		
Indicated Value	305,577	137.52	Per SqFt
Agland Value			
Site Improvements			
Total Value	305,577	137.52	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
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	48079	22x18		396	28.40		11,246
PRCH	SLAB PORCH - COVERED	48080	322		322	25.92		8,346

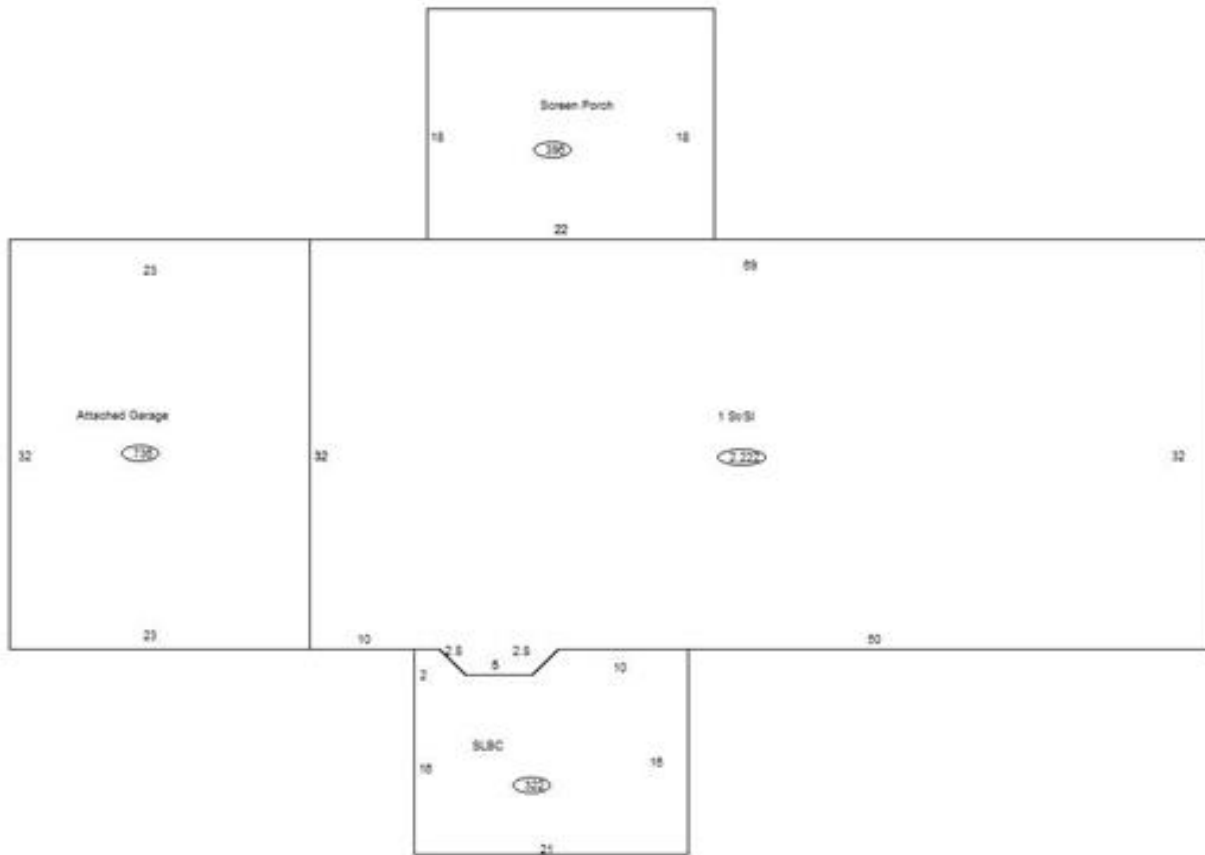


**Rogers**  
**Assessment Property Record Card for Tax Year 2026**  
 Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:37:53  
 Page 3

Sketch Image

660019760



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,222	1.000	2,222
2	G	1		10	Attached Garage	736	1.000	736
3	M	EPKS		10	Screen Porch	396	1.000	396
4	M	PRCH		10	SLBC	322	1.000	322
<b>Total Building Area</b>						<b>2,222</b>		<b>2,222</b>



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:37:53  
Page 4

660019760

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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 )						