



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:22:52  
Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660019790 <b>Parcel ID</b> 000000-00-0-00522-001-0017 <b>Cadastral ID</b> 23-21-14-03390 <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> 341920 MCCARTY, STRAWDEY & KRISTIE  9235 N 163RD E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 09235 N 163RD E AVE <b>Subdivision</b> MORGANS ACRES 2 <b>Lot/Block</b> 0017 / 0001 <b>Parcel Size</b> 2.5 - Lots <b>Sec/Twn/Rng</b> 23 / 21 / 14 / 5 <b>Neighborhood</b> 1069 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.28897116 -95.78917760																																																						
<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>R25 312</td> <td>NEW DTCH ACC BLDG 40X60</td> <td>09/2025</td> <td></td> <td>25,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 312	NEW DTCH ACC BLDG 40X60	09/2025		25,000																																			
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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>																																													
					/	PARKS, DWAYNE A	06/21/2023	250,000	YES																																													
					/	HAMILTON, KERRILYN	12/16/2020	170,000	YES																																													
					/	BUCHANAN, MELISSA &	08/19/2020	140,000	17																																													
					1393/941	WAGAR, LEE R & HOLLY I	07/25/2002	103,000	YES																																													
					1162/605	BALDWIN, TERRY A &	03/18/1999	92,000	Yes																																													
					925/809	TRACY, ELLEN	08/19/1993	57,500	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>2024</td> <td>Land Value 125,496</td> <td>125,496</td> <td>11%</td> <td>13,805</td> <td>Assessed</td> <td>27,108</td> <td>2,655.50</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 120,937</td> <td>120,937</td> <td></td> <td>13,303</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 246,433</td> <td>246,433</td> <td></td> <td>27,108</td> <td>Total Taxable</td> <td>27,108</td> <td>2,655.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2024	Land Value 125,496	125,496	11%	13,805	Assessed	27,108	2,655.50	Year Frozen	0	Improvements 120,937	120,937		13,303	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 246,433	246,433		27,108	Total Taxable	27,108	2,655.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660019790	MCCARTY, STRAWDEY & KRISTIE	3	242,605	0	26,687	2,614.00																																															
2024	2024-660019790	MCCARTY, STRAWDEY & KRISTIE	3	250,548	0	27,561	2,648.00																																															
2023	2023-660019790	MCCARTY, STRAWDEY & KRISTIE	3	165,963	0	18,256	1,711.00																																															
2022	2022-660019790	PARKS, DWAYNE A	3	160,635	0	17,670	1,731.00																																															
2021	2021-660019790	PARKS, DWAYNE A	3	170,420	0	18,746	1,813.00																																															
2020	2020-660019790	HAMILTON, KERRILYN	3	120,067	0	13,207	1,276.00																																															
2019	2019-660019790	BUCHANAN, MELISSA &	3	117,834	0	12,962	1,253.00																																															
2018	2018-660019790	BUCHANAN, MELISSA &	3	122,418	0	13,466	1,253.00																																															
2017	2017-660019790	BUCHANAN, MELISSA &	3	121,518	0	13,367	1,257.00																																															
2016	2016-660019790	BUCHANAN, MELISSA &	3	118,809	0	13,069	1,230.00																																															
2015	2015-660019790	BUCHANAN, MELISSA &	3	117,924	0	12,972	1,230.00																																															
2014	2014-660019790	BUCHANAN, MELISSA &	3	118,769	0	12,506	1,197.00																																															
2013	2013-660019790	BUCHANAN, MELISSA &	3	114,243	0	11,910	1,116.00																																															



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Date 04/16/2026  
Time 22:22:52  
Page 2

Lot Data	Square-Foot - NBHD 1069 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.3023 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 100,289.00 x .87 = 87,241 <b>Factor Value</b> <b>Adjustments</b> 1.4385 <b>Lot Value</b> 125,496		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	1,326 / 1,326
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,326
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	520 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1971 / 41



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	178,921	134.93	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	5
<b>Indicated Value</b>	287,050 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	120,937		
<b>Lot Value</b>	125,496		
<b>Indicated Value</b>	246,433	185.85	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	246,433	185.85	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	120.91	<b>Total Misc Impr</b>	+ 12,445				
<b>Roofing Adj</b>	+ 5.48	<b>Garage Cost</b>	+ 20,524				
<b>Subfloor Adj</b>	+ -3.57	<b>Total RCN</b>	= 228,183				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 47%)</b>	- 107,246				
<b>Plumbing Adj</b>	+ 9.93	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 120,937				
<b>Adj Base Cost</b>	= 147.22	<b>Lot Value</b>	+ 125,496				
<b>Total Area</b>	x 1,326	<b>Indicated Value</b>	= 246,433				
<b>Adjusted Cost</b>	= 195,214	<b>Value Per SqFt</b>	185.85				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	48196	28x4		112	29.16		3,266
PATO	SLAB PORCH - OPEN	48197	18x14		252	10.91		2,749



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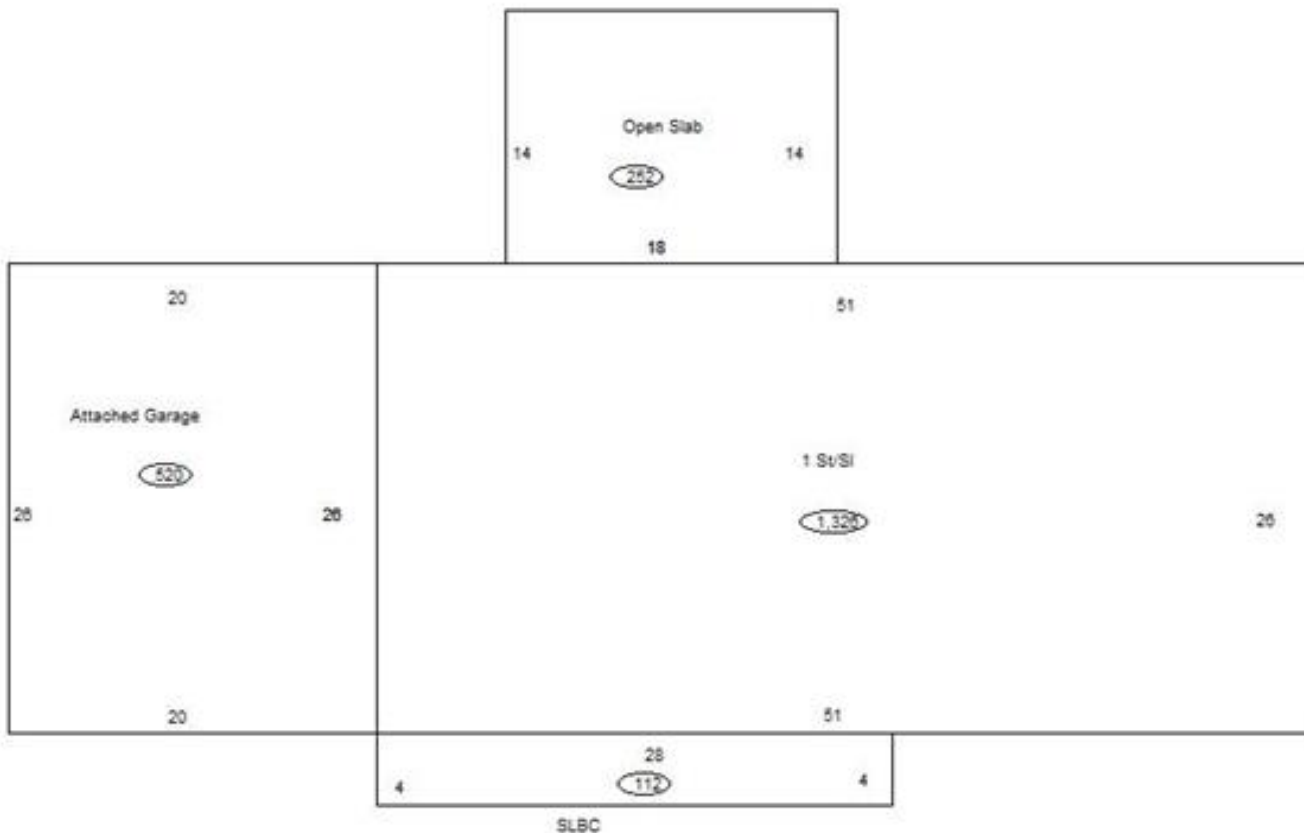
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 Page 3

### Sketch Image

660019790



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,326	1.000	1,326
2	G	1		10	Attached Garage	520	1.000	520
3	M	PRCH		10	SLBC	112	1.000	112
4	M	PATO		10	Open Slab	252	1.000	252
<b>Total Building Area</b>						1,326		1,326