



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:39:13
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Assessment Data					Primary Image																																																	
Account 660020383 Parcel ID 000000-00-0-00300-001-0015 Cadastral ID 24-21-14-02750 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 239354 MCDORMAN, PHILLIP D & KIMBERLY S 9326 N 186TH E AVE OWASSO OK 74055-8002																																																						
Parcel Location Situs 09326 N 186TH E AVE Subdivision EASTWOOD LAKE ESTATES 3 Lot/Block 0015 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 24 / 21 / 14 / 5 Neighborhood 1136 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lat/Long: 36.28894890 -95.76619721					Building Permits																																																	
LOT 15 BLOCK 1 EASTWOOD LAKE ESTS. 3					<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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	939/755	KOURTIS DEVELOPMENT INC	12/15/1993	110,000	Yes																																													
					907/271	MCDORMAN, PHILLIP D &	02/24/1993	0	No																																													
					881/145		04/29/1992	25,000	No																																													
					811/393			10,000	No																																													
Parcel Valuation					<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>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 129,029</td> <td>57,304</td> <td>11%</td> <td>6,303</td> <td>Assessed</td> <td>31,492</td> <td>3,418.08</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 255,826</td> <td>228,991</td> <td> </td> <td>25,189</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>-97.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 384,855</td> <td>286,295</td> <td> </td> <td>31,492</td> <td>Total Taxable</td> <td>30,492</td> <td>3,321.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	0	Land Value 129,029	57,304	11%	6,303	Assessed	31,492	3,418.08	Year Frozen	0	Improvements 255,826	228,991		25,189	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-97.00	TIF Project ID	0	Total Value 384,855	286,295		31,492	Total Taxable	30,492	3,321.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660020383	MCDORMAN, PHILLIP D &	7	383,125	1000	29,575	3,220.00																																															
2024	2024-660020383	MCDORMAN, PHILLIP D &	7	360,732	1000	28,685	3,180.00																																															
2023	2023-660020383	MCDORMAN, PHILLIP D &	7	269,578	1000	27,820	3,019.00																																															
2022	2022-660020383	MCDORMAN, PHILLIP D &	7	260,462	1000	26,981	3,043.00																																															
2021	2021-660020383	MCDORMAN, PHILLIP D &	7	246,963	1000	26,166	2,919.00																																															
2020	2020-660020383	MCDORMAN, PHILLIP D &	7	243,078	1000	25,453	2,837.00																																															
2019	2019-660020383	MCDORMAN, PHILLIP D &	7	233,479	1000	24,683	2,753.00																																															
2018	2018-660020383	MCDORMAN, PHILLIP D &	7	239,676	1000	25,275	2,728.00																																															
2017	2017-660020383	MCDORMAN, PHILLIP D &	7	237,750	1000	24,510	2,669.00																																															
2016	2016-660020383	MCDORMAN, PHILLIP D &	7	231,730	1000	23,767	2,592.00																																															
2015	2015-660020383	MCDORMAN, PHILLIP D &	7	226,746	1000	23,046	2,528.00																																															
2014	2014-660020383	MCDORMAN, PHILLIP D &	7	232,605	1000	22,346	2,472.00																																															
2013	2013-660020383	MCDORMAN, PHILLIP D &	7	219,431	1000	21,666	2,354.00																																															



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Lot Data		Square-Foot - NBHD 1136 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.5268		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	66,505.00 x 1.94 = 129,029		
Factor Value			
Adjustments	1.0000		
Lot Value	129,029		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-15\ 8/15/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% Two Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,296 / 2,775
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,296
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	353,760	127.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	321,800		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.16	Total Misc Impr	+ 8,435
Roofing Adj	+ 3.10	Garage Cost	+ 22,878
Subfloor Adj	+ -2.44	Total RCN	= 364,896
Heat/Cool Adj	+ 16.31	Depreciation (31%)	- 113,118
Plumbing Adj	+ 9.08	Lump Sums	+ 4,048
Basement Adj	+ 0.00	RCNLD	= 255,826
Adj Base Cost	= 120.21	Lot Value	+ 129,029
Total Area	x 2,775	Indicated Value	= 384,855
Adjusted Cost	= 333,583	Value Per SqFt	138.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	255,826		
Lot Value	129,029		
Indicated Value	384,855	138.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	384,855	138.69	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	49882		9x4	36	33.08		1,191
WODO	WOOD DECK - OPEN	49883		476	476	21.26	60%	4,048



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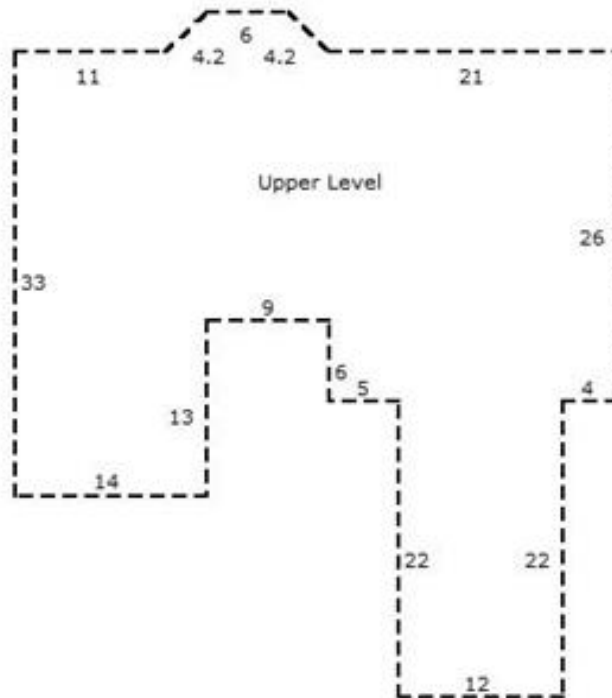
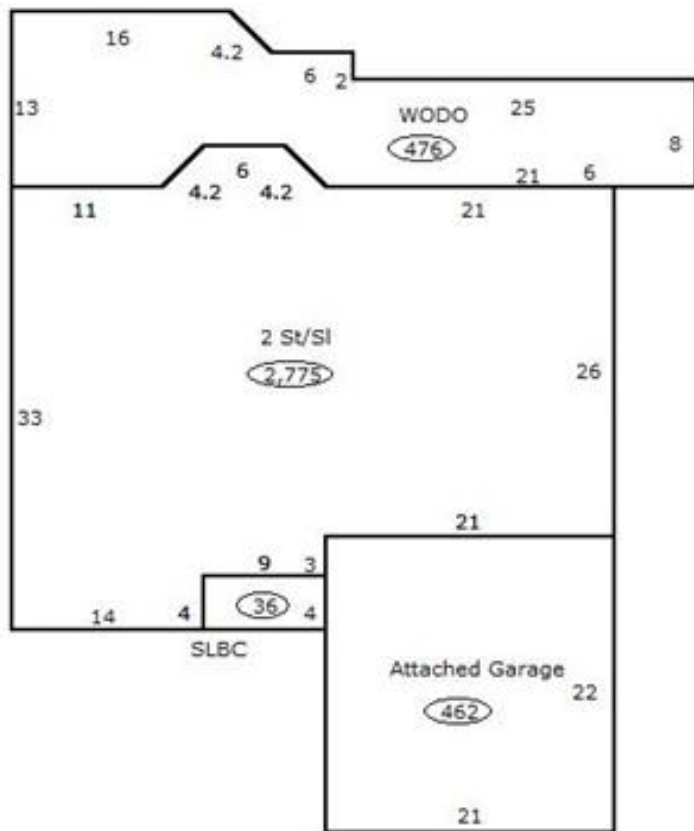
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,296	2.141	2,775
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	36	1.000	36
4	M	WODO		13	WODO	476	1.000	476
5	U	^UL	Overhang	13	Upper Level	1,479	1.000	1,479
Total Building Area						1,296		2,775