



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:11:39
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660021806 Parcel ID 21N14E-26-3-00000-000-0000 Cadastral ID 26-21-14-01850 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 141204 MCCOY, STEVEN C & PATRICIA R-TRUSTEES 7601 N 169TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07601 N 169TH E AVE Subdivision Lot/Block / Parcel Size 3.5 - Acres Sec/Twn/Rng 26 / 21 / 14 / 3 Neighborhood 6110 - UNPLATTED School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26434814 -95.78632412 TR IN E2 SE SW, BEG: SE/C, N 250', W 608.90', S 250', E 609.25' TO POB																																																																																																																									
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Date 04/16/2026
Time 22:11:40
Page 2

Lot Data	Square-Foot - NBHD 6110 #1	Primary Image
Lot Size Lot Count Units Buildable 47250 Non-Ag Acres 3.5072 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 152,773.00 x .40 = 61,078 Factor Value Adjustments 1.0000 Lot Value 61,078		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,985 / 2,978
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,985
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	700 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1991 / 26



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-10\ 8/10/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	415,171	139.41	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	312,384		
Lot Value	61,078		
Indicated Value	373,462	125.41	Per SqFt
Agland Value			
Site Improvements	22,425		
Total Value	395,887	132.94	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.36	Total Misc Impr	+ 11,174				
Roofing Adj	+ 4.05	Garage Cost	+ 31,927				
Subfloor Adj	+ -3.08	Total RCN	= 416,125				
Heat/Cool Adj	+ 16.31	Depreciation (32%)	- 133,160				
Plumbing Adj	+ 9.62	Lump Sums	+ 29,419				
Basement Adj	+ 0.00	RCNLD	= 312,384				
Adj Base Cost	= 125.26	Lot Value	+ 61,078				
Total Area	x 2,978	Indicated Value	= 373,462				
Adjusted Cost	= 373,024	Value Per SqFt	125.41				

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	52666	15x8		120	32.75		3,930
BALW	BALCONY - WOOD	52667	836		836	35.19		29,419



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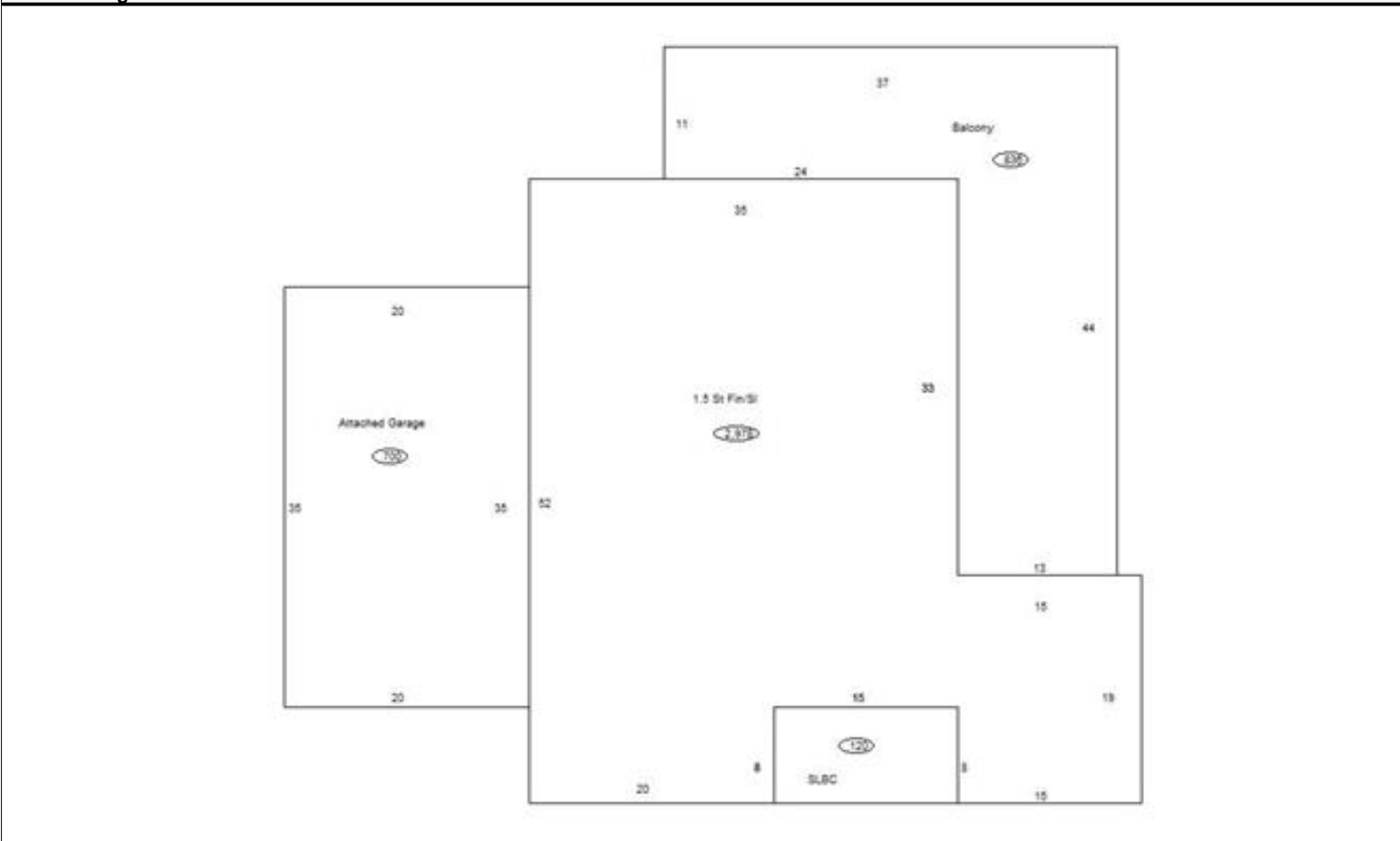
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Date 04/16/2026
 Time 22:11:40
 Page 3

Sketch Image

660021806



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,985	1.500	2,978
2	G	1		10	Attached Garage	700	1.000	700
3	M	PRCH		10	SLBC	120	1.000	120
4	M	BALW		10	Balcony	836	1.000	836
Total Building Area						1,985		2,978



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Page 4

660021806

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BGS	BARN-GENERAL PUR (STL)	60x50x0			3,000
	Qual	3	Cond 3	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
		Base Cost (11.50 x 3,000)	34,500	34,500	12,075	22,425