



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:41:12  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660021900 <b>Parcel ID</b> 000000-00-0-00210-002-0003 <b>Cadastral ID</b> 26-21-14-03210 <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> 339408 MCCLELLAN, CHRISTOPHER JASON  8328 N 167TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 08328 N 167TH E AVE <b>Subdivision</b> COUNTRY BRIER II <b>Lot/Block</b> 0003 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 26 / 21 / 14 / 5 <b>Neighborhood</b> 1212 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.27732437 -95.78705743																																																																																																																									
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Lot Data		Square-Foot - NBHD 1212 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9863		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	42,963.00 x 2.70 = 116,000		
Factor Value			
Adjustments	1.5958		
Lot Value	185,116		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-9\IM 8/9/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,336 / 2,336
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,336
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1982 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	347,910	148.93	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	425,980		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.18	Total Misc Impr	+ 27,136
Roofing Adj	+ 5.21	Garage Cost	+ 19,258
Subfloor Adj	+ -3.40	Total RCN	= 364,160
Heat/Cool Adj	+ 14.47	Depreciation ( 25%)	- 91,040
Plumbing Adj	+ 9.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 273,120
Adj Base Cost	= 136.03	Lot Value	+ 185,116
Total Area	x 2,336	Indicated Value	= 458,236
Adjusted Cost	= 317,766	Value Per SqFt	196.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	273,120		
Lot Value	185,116		
Indicated Value	458,236	196.16	Per SqFt
Agland Value			
Site Improvements	75,737		
Total Value	533,973	228.58	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	53072		22	22	29.46		648
PATO	SLAB PORCH - OPEN	53073	23x8		184	12.06		2,219
PRCH	SLAB PORCH - COVERED	138484	54x12		648	27.53		17,839



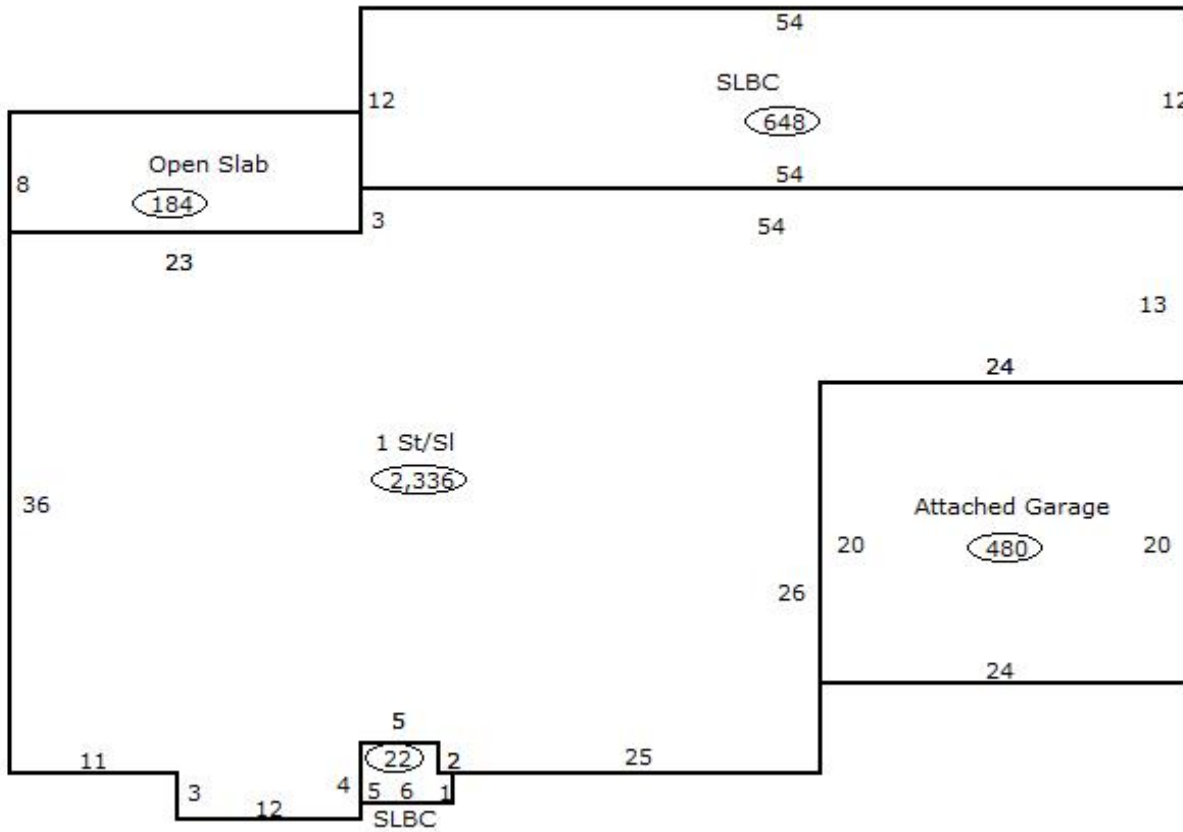
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,336	1.000	2,336
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	22	1.000	22
4	M	PATO		13	Open Slab	184	1.000	184
5	M	PRCH		13	SLBC	648	1.000	648
<b>Total Building Area</b>						2,336		2,336



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x30x0			1,500
	Qual	Cond	Year	2013	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.48 x 1,500)	47,220		47,220		47,220
	GRDT	GARAGE - DETACHED	35x24x0			840
	Qual	3	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.24 x 840)	22,882		22,882	6,865	16,017
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond	3	Year	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25,000.00 x 1)	25,000		25,000	12,500	12,500
	STF	STG FAIR	16x20x0			320
	Qual	2	Cond	3	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 320)	1,498		1,498	1,498	