




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:07:31
 Page 1

Assessment Data					Primary Image																								
Account 660029487 Parcel ID 21N17E-34-4-00000-000-0000 Cadastral ID 34-21-17-00100 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 6 - MAYES/NO FIRE Name ID 289305 MCGOWAN, MARY ROSE TRUSTEE 24706 S 4230 RD INOLA OK 74036-0000 Parcel Location Situs 24706 S 4230 RD Subdivision Lot/Block / Parcel Size 117 - Acres Sec/Twn/Rng 34 / 21 / 17 / 4 Neighborhood 2117 - UNPLATTED School District S032 - MAYES SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-6-23\IMG 6/23/2021</p>																								
Legal Description Lat/Long: 36.25424444 -95.47562003 E/2 SE/4 & S/2 S/2 NW/4 LYING S OF CITY OF TULSA PROP. & THE S/2 S/2 NE/4 LYING S OF CITY OF TULSA PROP.																													
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Building Permits <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Code	Type	Active	Maximum	Exemption																									
H	Homestead	Yes	1,000	1,000																									
Number	Description	Opened	Closed	Amount																									
Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>1693/515</td> <td>MCGOWAN, PHILIP JAMES</td> <td>06/30/2005</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1693/515	MCGOWAN, PHILIP JAMES	06/30/2005	0	4															
Bk/Pg	Grantor	Date	Price	Code																									
1693/515	MCGOWAN, PHILIP JAMES	06/30/2005	0	4																									

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	87.300	Current Tax	
Remove Cap	0	Land Value 15,084	14,870	11%	1,636	Assessed	21,208	1,851.46	
Year Frozen	0	Improvements 203,618	177,924		19,572	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-87.00	
TIF Project ID	0	Total Value 218,702	192,794		21,208	Total Taxable	20,208	1,764.00	

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660029487	MCGOWAN, MARY ROSE	6	202,760	1000	19,589	1,710.00
2024	2024-660029487	MCGOWAN, MARY ROSE	6	194,905	1000	18,990	1,664.00
2023	2023-660029487	MCGOWAN, MARY ROSE	6	178,883	1000	18,408	1,647.00
2022	2022-660029487	MCGOWAN, MARY ROSE	6	171,297	1000	17,843	1,561.00
2021	2021-660029487	MCGOWAN, MARY ROSE	6	185,051	1000	18,117	1,664.00
2020	2020-660029487	MCGOWAN, MARY ROSE	6	182,002	1000	17,560	1,526.00
2019	2019-660029487	MCGOWAN, MARY ROSE	6	177,028	1000	17,020	1,456.00
2018	2018-660029487	MCGOWAN, MARY ROSE	6	187,392	1000	16,495	1,390.00
2017	2017-660029487	MCGOWAN, MARY ROSE	6	185,773	1000	15,985	1,371.00
2016	2016-660029487	MCGOWAN, MARY ROSE	6	180,829	1000	15,491	1,338.00
2015	2015-660029487	MCGOWAN, MARY ROSE	6	182,766	1000	15,011	1,323.00
2014	2014-660029487	MCGOWAN, MARY ROSE	6	184,490	1000	14,545	1,298.00
2013	2013-660029487	MCGOWAN, MARY ROSE	6	173,466	1000	14,092	1,066.00



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:07:32
 Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	832 / 1,342
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 46

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-6-23\IMG 6/23/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	87.23	Total Misc Impr	+ 5,096				
Roofing Adj	+ 3.15	Garage Cost	+ 0				
Subfloor Adj	+ 0.81	Total RCN	= 153,293				
Heat/Cool Adj	+ 11.47	Depreciation (53%)	- 81,245				
Plumbing Adj	+ 7.77	Lump Sums	+ 8,920				
Basement Adj	+ 0.00	RCNLD	= 80,968				
Adj Base Cost	= 110.43	Lot Value	+ 0				
Total Area	x 1,342	Indicated Value	= 80,968				
Adjusted Cost	= 148,197	Value Per SqFt	60.33				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	80,968		
Lot Value			
Indicated Value	80,968	60.33	Per SqFt
Agland Value	15,084		
Site Improvements			
Total Value	168,100	125.26	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	5,095.98		5,096
WODO	WOOD DECK - OPEN	70664	592		592	16.03	6%	8,920



Rogers

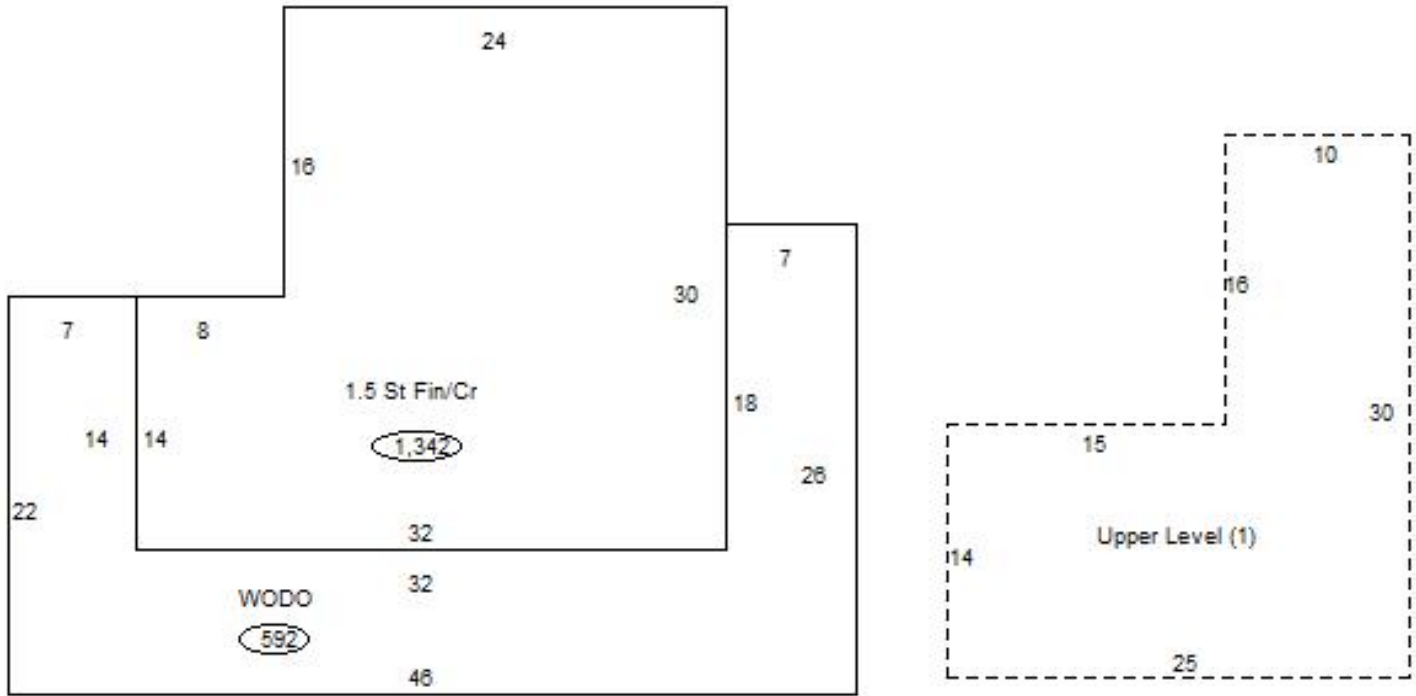
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:07:32
 Page 3

Sketch Image

660029487



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	832	1.613	1,342
2	M	WODO		13	WODO	592	1.000	592
3	U	^UL		13	Upper Level (1)	510	1.000	510
Total Building Area						832		1,342



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:07:32
 Page 4

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	528 / 1,488
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	528
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	816 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1965 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	207,260 139.29 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	81.70	Total Misc Impr	+	6,218			
Roofing Adj	+ 1.88	Garage Cost	+	26,243			
Subfloor Adj	+ -0.49	Total RCN	=	183,597			
Heat/Cool Adj	+ 11.47	Depreciation (53%)	-	97,306			
Plumbing Adj	+ 7.01	Lump Sums	+	6,799			
Basement Adj	+ 0.00	RCNLD	=	93,090			
Adj Base Cost	= 101.57	Lot Value	+				
Total Area	x 1,488	Indicated Value	=	93,090			
Adjusted Cost	= 151,136	Value Per SqFt		62.56			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,090		
Lot Value			
Indicated Value	93,090	62.56	Per SqFt
Agland Value			
Site Improvements	29,560		
Total Value	122,650	82.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
BALW	BALCONY - WOOD	70668	9x8		72	26.56		1,912
BALW	BALCONY - WOOD	70669	23x8		184	26.56		4,887
EPKS	Enclosed Porch - Kneewall Screen	70671	24x10		240	25.91		6,218



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

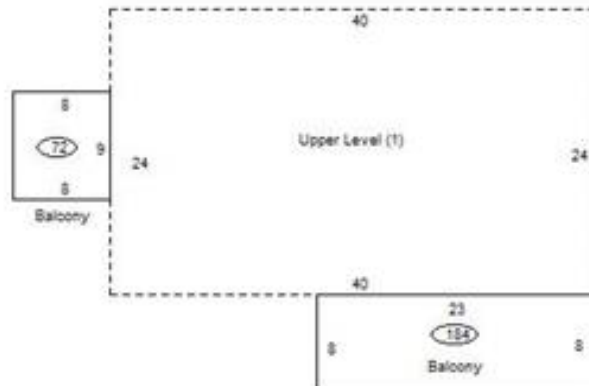
Date 04/17/2026

Time 09:07:32

Page 5

Sketch Image

660029487



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	528	2.818	1,488
2	G	5		13	Att Fin Gar	816	1.000	816
3	M	BALW		13	Balcony	72	1.000	72
4	M	BALW		13	Balcony	184	1.000	184
5	U	^UL		13	Upper Level (1)	960	1.000	960
6	M	EPKS		13	Screen Porch	240	1.000	240
Total Building Area						528		1,488



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:07:32
 Page 6

660029487

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x30x12	Concrete	Formed Metal	1,200
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary Base Cost (29.98 x 1,200) 35,976		Modifier Total	RCN 35,976	Depr (25% Phys/ % Func) 8,994	RCNLD 26,982
	LNT0	Lean To - Attached	40x16x8	Dirt	Formed Metal	640
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary Base Cost (8.39 x 640) 5,370		Modifier Total	RCN 5,370	Depr (52% Phys/ % Func) 2,792	RCNLD 2,578



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:07:32
Page 7

Agland Inventory

660029487

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			39.404	54	54	2,128	2,128
CO	COLLINSVILLE STONY LOAM	NTV PST	22			15.124	53	53	799	799
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			24.553	168	168	4,125	4,125
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			7.065	192	192	1,357	1,357
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			.933	216	216	202	202
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			.175	192	192	34	34
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			24.904	213	213	5,300	5,300
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			4.842	235	235	1,139	1,139
IMP PST Totals						117.000			15,084	15,084
Total Agland						117.000			15,084	15,084