



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660051001 <b>Parcel ID</b> 000000-00-0-00366-004-0002 <b>Cadastral ID</b> 02-21-14-02615 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 254611 MCBEATH, DOUGLAS EUGENE &  CAROLYN S 17538 E 118TH ST N COLLINSVILLE OK 74021-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 17538 E 118TH ST N <b>Subdivision</b> HENRI-EDDA <b>Lot/Block</b> 0002 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 2 / 21 / 14 / 5 <b>Neighborhood</b> 1082 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.32414074 -95.77800601					<b>Building Permits</b>																																																	
LOT 2 BLOCK 4 HENRI-EDDA					<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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<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>																																													
H	Homestead	Yes	1,000	1,000	896/121	GORDON, JERRY R &	10/16/1992	92,000	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>108.538</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 116,894</td> <td>30,319</td> <td>11%</td> <td>3,335</td> <td>Assessed</td> <td>21,847</td> <td>2,371.23</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 213,017</td> <td>168,289</td> <td></td> <td>18,512</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 329,911</td> <td>198,608</td> <td></td> <td>21,847</td> <td>Total Taxable</td> <td>20,847</td> <td>2,274.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	Remove Cap	0	Land Value 116,894	30,319	11%	3,335	Assessed	21,847	2,371.23	Year Frozen	0	Improvements 213,017	168,289		18,512	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-97.00	TIF Project ID	0	Total Value 329,911	198,608		21,847	Total Taxable	20,847	2,274.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660051001	MCBEATH, DOUGLAS EUGENE &	7	326,190	1000	20,210	2,204.00																																															
2024	2024-660051001	MCBEATH, DOUGLAS EUGENE &	7	329,813	1000	19,593	2,176.00																																															
2023	2023-660051001	MCBEATH, DOUGLAS EUGENE &	7	216,600	1000	18,993	2,066.00																																															
2022	2022-660051001	MCBEATH, DOUGLAS EUGENE &	7	221,788	1000	18,411	2,081.00																																															
2021	2021-660051001	MCBEATH, DOUGLAS EUGENE &	7	204,640	1000	17,846	1,995.00																																															
2020	2020-660051001	MCBEATH, DOUGLAS EUGENE &	7	205,363	1000	17,297	1,932.00																																															
2019	2019-660051001	MCBEATH, DOUGLAS EUGENE &	7	195,700	1000	16,763	1,874.00																																															
2018	2018-660051001	MCBEATH, DOUGLAS EUGENE &	7	193,020	1000	15,417	1,669.00																																															
2017	2017-660051001	MCBEATH, DOUGLAS EUGENE &	7	191,405	1000	14,939	1,633.00																																															
2016	2016-660051001	MCBEATH, DOUGLAS EUGENE &	7	186,472	1000	14,475	1,584.00																																															
2015	2015-660051001	MCBEATH, DOUGLAS EUGENE &	7	181,821	1000	14,024	1,545.00																																															
2014	2014-660051001	MCBEATH, DOUGLAS EUGENE &	7	185,001	1000	13,586	1,508.00																																															
2013	2013-660051001	MCBEATH, DOUGLAS EUGENE &	7	174,351	1000	13,162	1,435.00																																															



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Lot Data	Square-Foot - NBHD 1082 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3351	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	101,715.00 x 1.15 = 116,894	
Factor Value		
Adjustments	1.0000	
Lot Value	116,894	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	1,773 / 2,381
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,773
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 26



\\tsclient\C\TOMS PC PICS\2018-02-12 02-12-2018\02-12-2018 04 2/12/2018

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	275,991	115.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	276,990 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	90.35	Total Misc Impr	+	12,620	
Roofing Adj	+ 3.59	Garage Cost	+	17,211	
Subfloor Adj	+ -1.72	Total RCN	=	295,027	
Heat/Cool Adj	+ 12.64	Depreciation ( 32%)	-	94,409	
Plumbing Adj	+ 6.52	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	200,618	
Adj Base Cost	= 111.38	Lot Value	+	116,894	
Total Area	x 2,381	Indicated Value	=	317,512	
Adjusted Cost	= 265,196	Value Per SqFt		133.35	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,618		
Lot Value	116,894		
Indicated Value	317,512	133.35	Per SqFt
Agland Value			
Site Improvements	12,399		
Total Value	329,911	138.56	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	77087		216	216	26.25		5,670
PATO	SLAB PORCH - OPEN	77088		118	118	11.31		1,335



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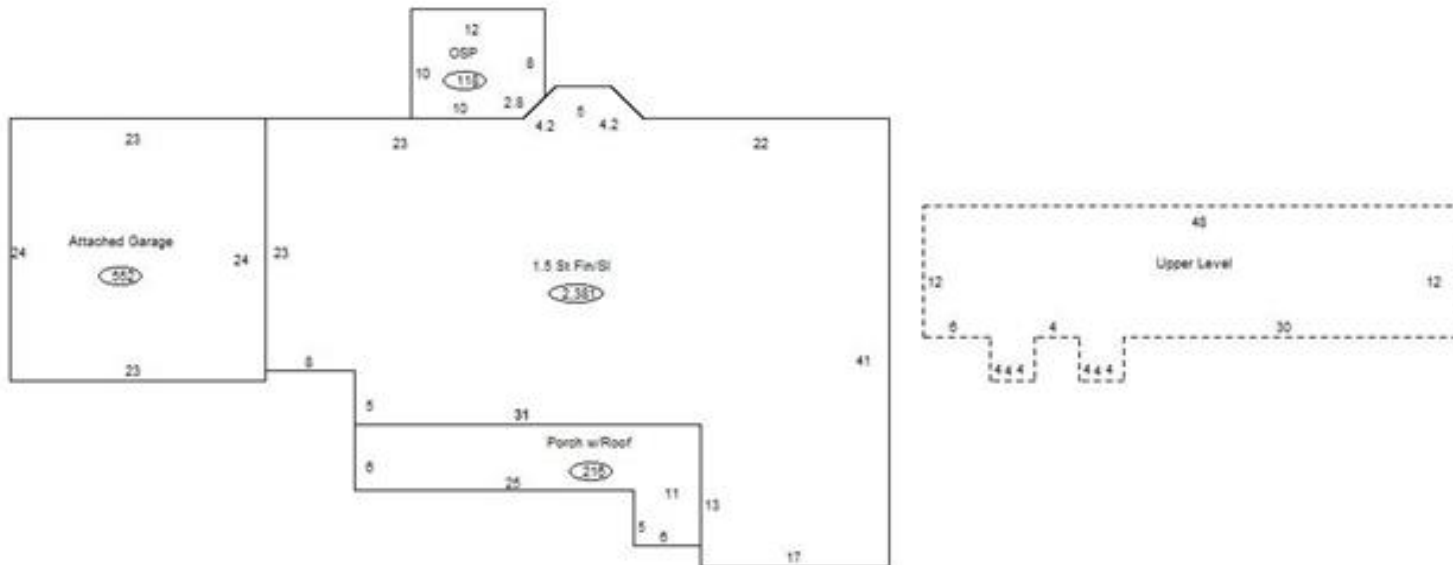
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### Sketch Image

660051001



### 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/Sl	1,773	1.343	2,381
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	216	1.000	216
4	M	PATO		13	Open Slab	118	1.000	118
5	U	^UL		13	Upper Level	608	1.000	608
<b>Total Building Area</b>						<b>1,773</b>		<b>2,381</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	12x24x0			288
	Qual	2	Cond 3	Year 2018	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (11% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.97 x 288)		8,631		8,631	949
	STA	STG AVG	0x24x28			672
	Qual	2	Cond 3	Year 2018	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.02 x 672)		4,717		4,717	
	STF	STG FAIR	0x0x0			
	Qual		Cond	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 )						