



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660057159								
Parcel ID	22N16E-34-1-00000-000-0000								
Cadastral ID	34-22-16-03910								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	9 - SEQUOYAH/ NO FIRE								
Name ID	310701								
MCDONALD, CHAD BRIAN									
PO BOX 772 CLAREMORE OK 74018-0000									
Parcel Location									
Situs	18155 S HWY 66								
Subdivision									
Lot/Block	/	Parcel Size	1.46 - Acres						
Sec/Twn/Rng	34 / 22 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.34868341 -95.58885841									
Building Permits									
TR IN E2 NW LYING S & E HWY 66 DESC AS; COMM AT NE/C W2 W2 NE TH S 1158.93', TH S 89-054-39 W 448.58', N 64-36 W 447.17', TO POB, TH N 24-14-33 E 204.08', N 59-03-18 W 266.10' TO PT ON SELY ROW HWY 66, ' S 37-55-09 W ALG ROW/L 235.36' TH S 64-36-09 E 320' TO POB									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2719/896	MCDONALD, CHAD BRIAN &	06/26/2018	0	4
					2536/20	MCDONALD, CHAD BRIAN	03/14/2016	0	4
					2357/773	MCDONALD, HAROLD LEE &	09/24/2013	0	4
					1259/77	ANDERSON, ALLEN H & CINDY	11/28/2000	120,000	Yes
					1059/439	MCDONALD, HAROLD LEE &	04/01/1997	101,000	No
					953/548	PARKER, SANFORD & ALPHA P	04/15/1994	149,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax	
Remove Cap	2001	Land Value	327	327	11%	36	Assessed	17,596	1,554.08
Year Frozen	0	Improvements	163,452	159,633		17,560	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	163,779	159,960		17,596	Total Taxable	16,596	1,466.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660057159	MCDONALD, CHAD BRIAN			9	155,301	1000	16,083	1,420.00
2024	2024-660057159	MCDONALD, CHAD BRIAN			9	213,165	1000	18,359	1,628.00
2023	2023-660057159	MCDONALD, CHAD BRIAN			9	170,866	1000	17,795	1,615.00
2022	2022-660057159	MCDONALD, CHAD BRIAN			9	171,314	0	18,845	1,730.00
2021	2021-660057159	MCDONALD, CHAD BRIAN			9	165,693	0	18,226	1,607.00
2020	2020-660057159	MCDONALD, CHAD BRIAN			9	166,799	0	18,272	1,663.00
2019	2019-660057159	MCDONALD, CHAD BRIAN			9	158,195	0	17,401	1,558.00
2018	2018-660057159	MCDONALD, CHAD BRIAN			9	166,365	0	18,300	1,659.00
2017	2017-660057159	MCDONALD, CHAD BRIAN &			9	165,145	0	18,166	1,622.00
2016	2016-660057159	MCDONALD, CHAD BRIAN &			9	161,198	0	17,732	1,576.00
2015	2015-660057159	MCDONALD, CHAD BRIAN			9	157,292	0	17,302	1,575.00
2014	2014-660057159	MCDONALD, CHAD BRIAN			9	160,253	0	17,158	1,583.00
2013	2013-660057159	MCDONALD, CHAD BRIAN			9	153,564	1000	15,341	1,392.00



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments	0.0000	
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Frame, Siding, Vinyl 50% Veneer, Stone
Base/Total Area	1,987 / 1,987
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,987
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	945 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1966 / 45



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	263,560	132.64	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	105.96	Total Misc Impr	+	7,966	
Roofing Adj	+ 5.51	Garage Cost	+	28,152	
Subfloor Adj	+ -2.19	Total RCN	=	289,878	
Heat/Cool Adj	+ 12.64	Depreciation ( 50%)	-	144,939	
Plumbing Adj	+ 5.79	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	144,939	
Adj Base Cost	= 127.71	Lot Value	+		
Total Area	x 1,987	Indicated Value	=	144,939	
Adjusted Cost	= 253,760	Value Per SqFt		72.94	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	144,939		
Lot Value			
Indicated Value	144,939	72.94	Per SqFt
Agland Value	327		
Site Improvements	18,513		
Total Value	163,779	82.43	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	79097	13x2		26	26.85		698
PATO	SLAB PORCH - OPEN	143689	15x10		150	11.02		1,653
SHLT	STORM SHELTER			1	1	0.00		



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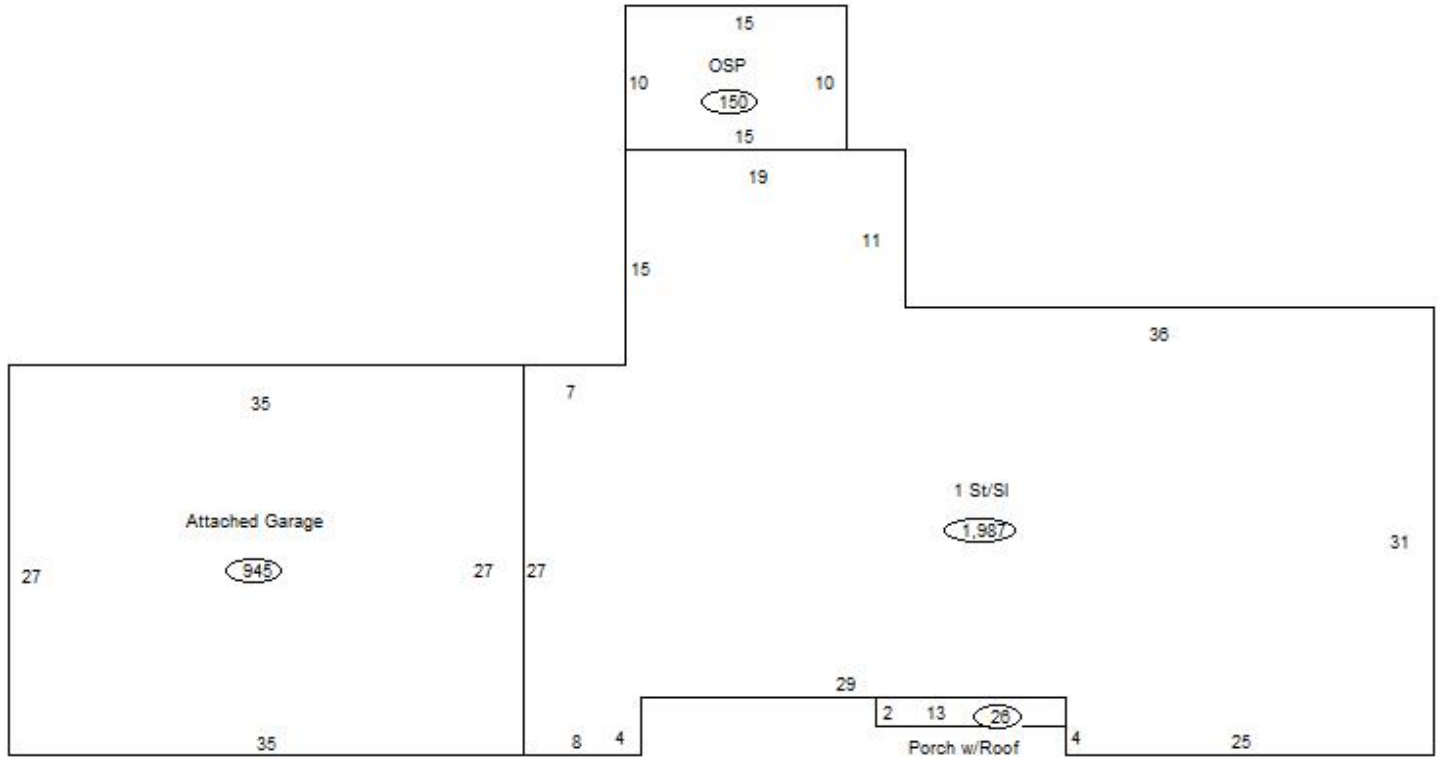
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,987	1.000	1,987
2	G	1		13	Attached Garage	945	1.000	945
3	M	PRCH		13	SLBC	26	1.000	26
4	M	PATO		13	Open Slab	150	1.000	150
<b>Total Building Area</b>						1,987		1,987



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b> Base Cost (30.25 x 1,200) 36,300		<b>Modifier Total</b>	<b>RCN</b> 36,300	<b>Depr (49% Phys/ % Func)</b> 17,787	<b>RCNLD</b> 18,513
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			1.460	224	224	327	327
<b>IMP PST Totals</b>						1.460			327	327
<b>Total Agland</b>						1.460			327	327