



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:12:39
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660058610 Parcel ID 000000-00-0-00643-005-0002 Cadastral ID 13-21-14-03570 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 338078 MCCARTY, PEGGY A 17892 E 101ST PL N OWASSO OK 74055-0000 Parcel Location Situs 17892 E 101ST ST ST Subdivision RANCH ACRES Lot/Block 0002 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 14 / 5 Neighborhood 1014 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30060897 -95.77404303																																																																																																																									
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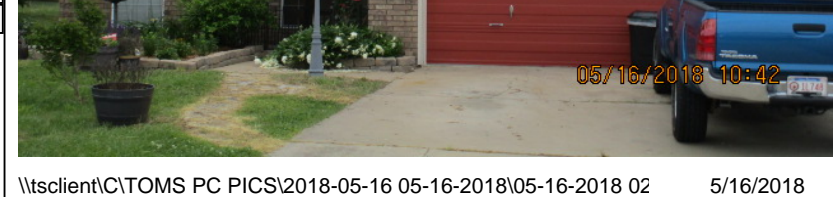
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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.8135 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 78,995.00 x .87 = 68,843 Factor Value Adjustments 2.3963 Lot Value 164,967		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 3 - Average Architecture R1 Res Nbhd 1 Style 100% 1 1/2 Story Finished Exterior Wall 50% Veneer, Stone 50% Frame, Siding, Wood Base/Total Area 1,274 / 1,896 Style 100% 1 1/2 Story Finished HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,274 Fixture/RghIn 14 / Bed/F/H Bath 4 / 2.5 / Basement Area Garage Type 400 Attached Garage - Unfinished Remodel Year/Eff Age 1994 / 24		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R1 Res Nbhd 1
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	1,274 / 1,896
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,274
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

Cost Approach		Manual : 01/2025	
Base Cost	98.38	Total Misc Impr	+ 8,403
Roofing Adj	+ 3.47	Garage Cost	+ 13,584
Subfloor Adj	+ -1.63	Total RCN	= 255,498
Heat/Cool Adj	+ 12.64	Depreciation (29%)	- 74,094
Plumbing Adj	+ 10.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 181,404
Adj Base Cost	= 123.16	Lot Value	+ 164,967
Total Area	x 1,896	Indicated Value	= 346,371
Adjusted Cost	= 233,511	Value Per SqFt	182.69



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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	216,547	114.21	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	337,560 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,404		
Lot Value	164,967		
Indicated Value	346,371	182.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	346,371	182.69	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	79629	10x7		70	26.71		1,870
PATO	SLAB PORCH - OPEN	79631	10x8		80	11.48		918



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	18x12x0			216
	Qual	2	Cond 3	Year	Eff Age 1520	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 216)	1,011		1,011	1,011