



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:07:15
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Assessment Data					Primary Image																																																																																																																				
Account 660079861 Parcel ID 000000-00-0-21630-009-0001 Cadastral ID 22-21-14-07090 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 284161 MCCORMACK, TRACY 9001 N 153RD E AVE OWASSO OK 74055-0000 Parcel Location Situs 09001 N 153RD E AVE Subdivision PRESTON LAKES II Lot/Block 0001 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 22 / 21 / 14 / 5 Neighborhood 1059 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p style="text-align: right; color: orange;">08/24/2022 13:02</p> <p>\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-24\ 8/29/2022</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1059 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2182		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,505.00 x 5.30 = 50,377		
Factor Value			
Adjustments	1.0000		
Lot Value	50,377		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-24\ 8/29/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,820 / 1,820
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,820
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	229,459	126.08	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	277,330		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.62	Total Misc Impr	+ 4,055
Roofing Adj	+ 4.79	Garage Cost	+ 15,499
Subfloor Adj	+ -2.30	Total RCN	= 262,124
Heat/Cool Adj	+ 12.64	Depreciation (19%)	- 49,804
Plumbing Adj	+ 8.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 212,320
Adj Base Cost	= 133.28	Lot Value	+ 50,377
Total Area	x 1,820	Indicated Value	= 262,697
Adjusted Cost	= 242,570	Value Per SqFt	144.34

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	212,320		
Lot Value	50,377		
Indicated Value	262,697	144.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	262,697	144.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	96732	9x7		63	26.73		1,684
PATO	SLAB PORCH - OPEN	96733	24x10		240	9.88		2,371



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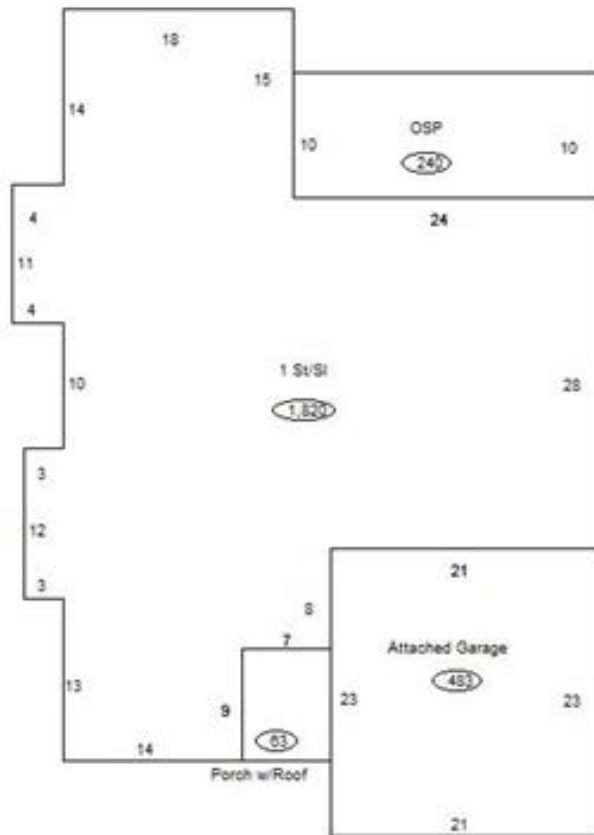
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Sketch Image

660079861



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,820	1.000	1,820
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	63	1.000	63
4	M	PATO		13	Open Slab	240	1.000	240
Total Building Area						1,820		1,820