



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:08:51
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Assessment Data					Primary Image																																																																																																																				
Account 660083423 Parcel ID 000000-00-0-00553-003-0006 Cadastral ID 31-21-15-04460 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 23 - CATOOSA RURAL/LIME FIRE Name ID 320011 MCGREGOR, BENJAMIN R & SARAH J 7571 N 200TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07571 N 200TH E AVE Subdivision OAKRIDGE AT COOPER RANCH III Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / 5 Neighborhood 1175 - R-V01-SW CLAREMORE School District S002 - CATOOSA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26359068 -95.74894171																																																																																																																									
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Lot Data		Square-Foot - NBHD 1175 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9999		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	43,556.00 x 2.90 = 126,312		
Factor Value			
Adjustments	1.0000		
Lot Value	126,312		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	3,164 / 3,861
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,164
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	3 Attached Garage - Finished 1265 Stalls
Remodel	
Year/Eff Age	2009 / 13

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	543,964 140.89 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	647,910 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	474,122
Lot Value	126,312
Indicated Value	600,434 155.51 Per SqFt
Agland Value	
Site Improvements	56,375
Total Value	656,809 170.11 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.54	Total Misc Impr	+ 22,604
Roofing Adj	+ 4.90	Garage Cost	+ 241
Subfloor Adj	+ -3.55	Total RCN	= 544,968
Heat/Cool Adj	+ 17.38	Depreciation (13%)	- 70,846
Plumbing Adj	+ 6.96	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 474,122
Adj Base Cost	= 135.23	Lot Value	+ 126,312
Total Area	x 3,861	Indicated Value	= 600,434
Adjusted Cost	= 522,123	Value Per SqFt	155.51

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	101346	15x15		225	35.55		7,999
PRCH	SLAB PORCH - COVERED	101347	29x3		87	36.35		3,162
PRCH	SLAB PORCH - COVERED	101348	10x5		50	36.50		1,825
PRCH	SLAB PORCH - COVERED	101349	52		52	36.49		1,897



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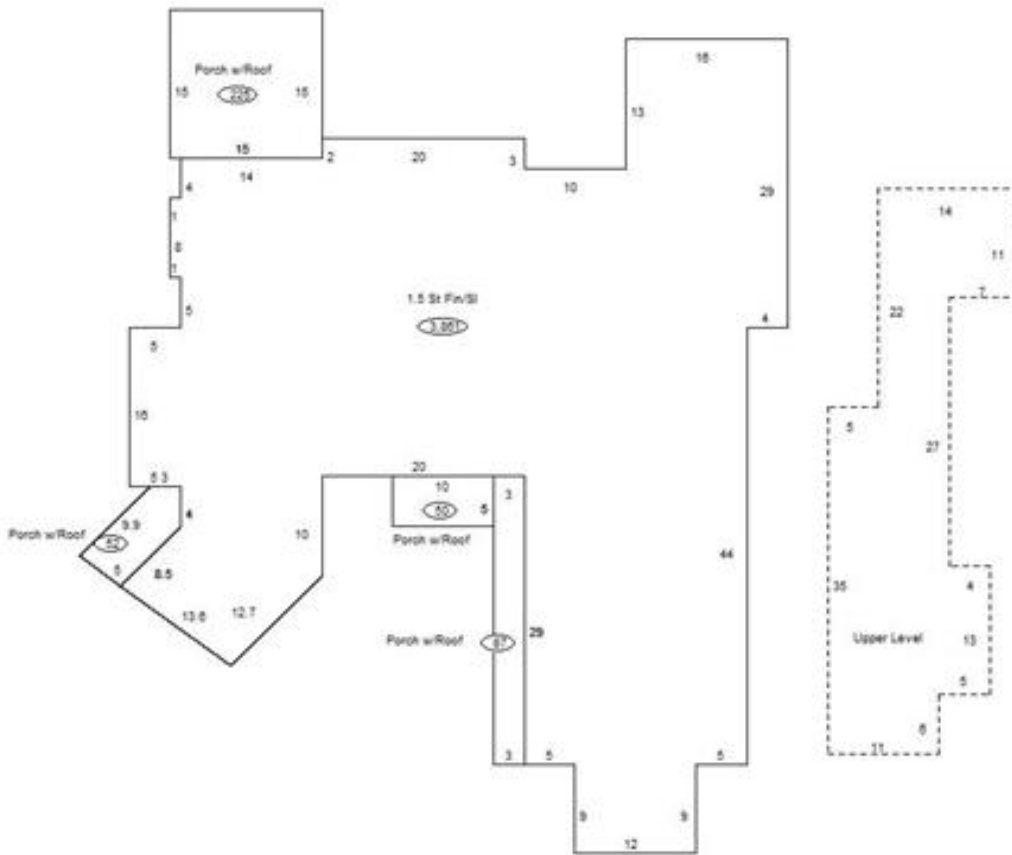
Date 04/17/2026

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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	5	Slab	13	1.5 St Fin/SI	3,164	1.220	3,861
2	U	^UL	Overhang	13	Upper Level	697	1.000	697
3	M	PRCH		13	SLBC	225	1.000	225
4	M	PRCH		13	SLBC	87	1.000	87
5	M	PRCH		13	SLBC	50	1.000	50
6	M	PRCH		13	SLBC	52	1.000	52
7	G	5		13	Att Fin Gar	1,265	1.000	1,265
Total Building Area						3,164		3,861



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2016	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (0% Phys/ % Func)	RCNLD 30,000
	GRDT	GARAGE - DETACHED	0x0x0			988
	Qual	3 Cond 3	Year	2009	Eff Age	
	Valuation Summary Base Cost (27.24 x 988) 26,913		Modifier Total	RCN 26,913	Depr (2% Phys/ % Func) 538	RCNLD 26,375