



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:07:01
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Assessment Data					Primary Image																																																																																												
Account 660098424 Parcel ID 21N15E-31-3-00674-002-0008 Cadastral ID 31-21-15-00520 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 318326 MCBRIDE, CODY LEIGH 19711 E 69TH PL N OWASSO OK 74055-0000 Parcel Location Situs 19711 E 69TH PL N Subdivision RIDGE, THE 2 Lot/Block 0008 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 15 / Neighborhood 1074 - R-V01,3,4-SW OWASSO CATOOSA School District S021 - OWASSO SCHOOLS																																																																																																	
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5434		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	23,670.00 x 3.00 = 71,010		
Factor Value			
Adjustments	1.0000		
Lot Value	71,010		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,508 / 3,151
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,508
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	805 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	415,916 131.99 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	523,360 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	397,170
Lot Value	71,010
Indicated Value	468,180 148.58 Per SqFt
Agland Value	
Site Improvements	
Total Value	468,180 148.58 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.42	Total Misc Impr	+ 19,316
Roofing Adj	+ 4.11	Garage Cost	+ 29,954
Subfloor Adj	+ -2.69	Total RCN	= 431,707
Heat/Cool Adj	+ 14.47	Depreciation (8%)	- 34,537
Plumbing Adj	+ 8.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 397,170
Adj Base Cost	= 121.37	Lot Value	+ 71,010
Total Area	x 3,151	Indicated Value	= 468,180
Adjusted Cost	= 382,437	Value Per SqFt	148.58

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	127669		33	33	29.43		971
PRCH	SLAB PORCH - COVERED	127670	20x14		280	28.54		7,991
PATO	SLAB PORCH - OPEN	140122	405		405	9.69		3,924



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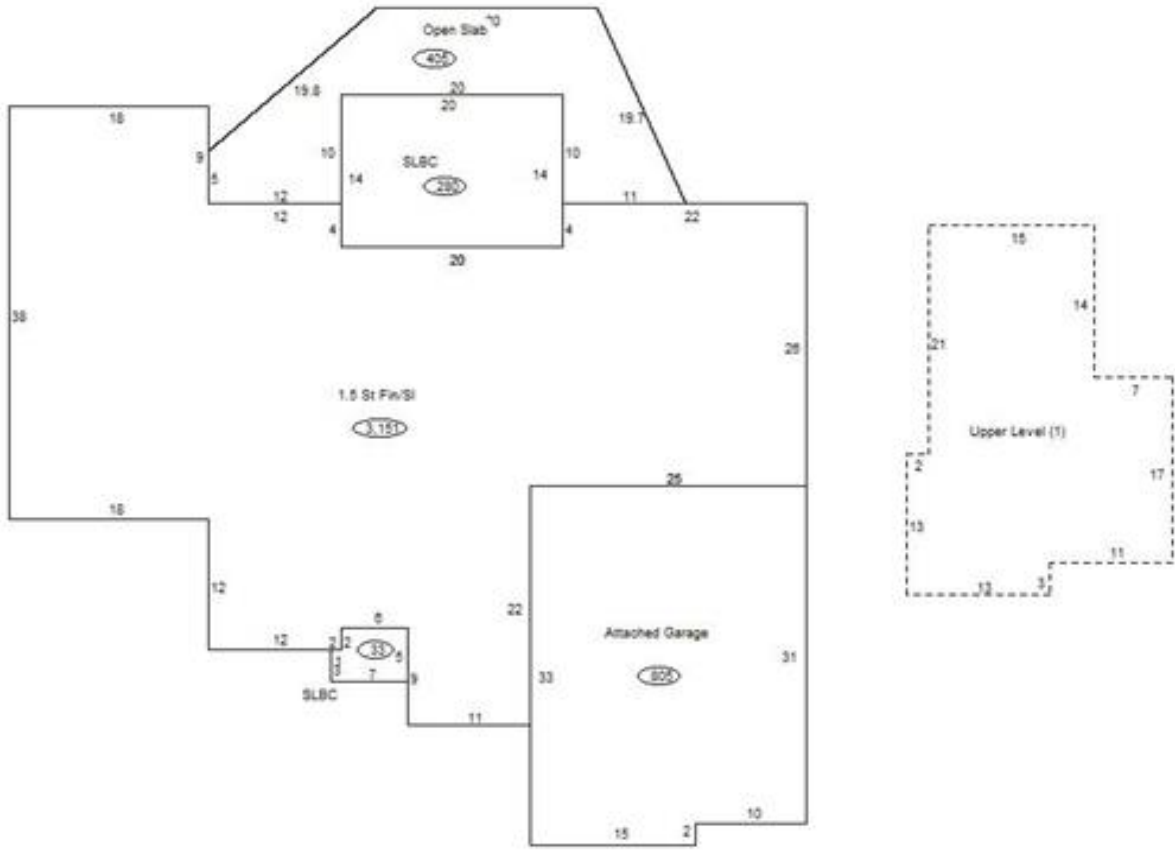
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Sketch Image

660098424



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	2,508	1.256	3,151
2	U	^UL		13	Upper Level (1)	643	1.000	643
3	G	1		13	Attached Garage	805	1.000	805
4	M	PRCH		13	SLBC	33	1.000	33
5	M	PRCH		13	SLBC	280	1.000	280
6	M	PATO		13	Open Slab	405	1.000	405
Total Building Area						2,508		3,151