



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:07:12
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Assessment Data					Primary Image				
Account	660098430								
Parcel ID	21N15E-31-3-00674-003-0006								
Cadastral ID	31-21-15-00570								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 4							
Tax Area	7 - OWASSO/LIMESTONE FIRE								
Name ID	320479								
HOLLIHAN, JOHN & DEANA									
7008 N 197TH E PL OWASSO OK 74055-0000									
Parcel Location									
Situs	07008 N 197TH E PL								
Subdivision	RIDGE, THE 2								
Lot/Block	0006 / 0003	Parcel Size 1 - Lots							
Sec/Twn/Rng	31 / 21 / 15 /								
Neighborhood	1074 - R-V01,3,4-SW OWASSO CATOOSA								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.25584219 -95.75151387									
Building Permits									
LOT 6 BLOCK 3 RIDGE 2, THE									
Number	Description	Opened	Closed	Amount					
R25 283	NEW DTCH ACC BLDG 24X42	08/2025		85,000					
R2016 07 32	R18-NEW 2721 SQ FT SFR	07/2016	06/2017	210,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2605/895	EXECUTIVE HOMES LLC	01/09/2017	386,000	YES					
2501/224	BLUE CHIP LAND CO LLC	09/24/2015	0	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax	
Remove Cap	2018	Land Value	65,097	65,097	11%	7,161	Assessed	48,111 5,221.87	
Year Frozen		Improvements	372,274	372,274		40,950	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	437,371	437,371		48,111	Total Taxable	47,111 5,124.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660098430	HOLLIHAN, JOHN & DEANA	7	426,123	1000	45,874	4,990.00		
2024	2024-660098430	HOLLIHAN, JOHN & DEANA	7	454,176	1000	47,736	5,282.00		
2023	2023-660098430	HOLLIHAN, JOHN & DEANA	7	437,375	1000	46,316	5,016.00		
2022	2022-660098430	HOLLIHAN, JOHN & DEANA	7	421,166	1000	44,938	5,059.00		
2021	2021-660098430	HOLLIHAN, JOHN & DEANA	7	405,456	1000	43,600	4,855.00		
2020	2020-660098430	HOLLIHAN, JOHN & DEANA	7	398,848	1000	42,318	4,707.00		
2019	2019-660098430	HOLLIHAN, JOHN & DEANA	7	382,327	1000	41,056	4,570.00		
2018	2018-660098430	HOLLIHAN, JOHN & DEANA	7	388,355	1000	41,719	4,493.00		
2017	2017-660098430	HOLLIHAN, JOHN & DEANA	7	539	0	59	7.00		
2016	2016-660098430	EXECUTIVE HOMES LLC	7	539	0	59	7.00		



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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4981		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	21,699.00 x 3.00 = 65,097		
Factor Value			
Adjustments	1.0000		
Lot Value	65,097		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,638 / 2,638
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,638
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	834 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	376,539	142.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	509,570		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.79	Total Misc Impr	+ 19,674
Roofing Adj	+ 5.12	Garage Cost	+ 31,033
Subfloor Adj	+ -3.33	Total RCN	= 400,295
Heat/Cool Adj	+ 14.47	Depreciation (7%)	- 28,021
Plumbing Adj	+ 8.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 372,274
Adj Base Cost	= 132.52	Lot Value	+ 65,097
Total Area	x 2,638	Indicated Value	= 437,371
Adjusted Cost	= 349,588	Value Per SqFt	165.80

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	372,274		
Lot Value	65,097		
Indicated Value	437,371	165.80	Per SqFt
Agland Value			
Site Improvements			
Total Value	437,371	165.80	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	134729	20x17		340	28.35		9,639
PRCH	SLAB PORCH - COVERED	134730	38		38	29.41		1,118
PRCH	SLAB PORCH - COVERED	134731	17x5		85	29.26		2,487

