



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098431 <b>Parcel ID</b> 21N15E-31-3-00674-003-0007 <b>Cadastral ID</b> 31-21-15-00580 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 318093 MCKINNEY, BRADLEY J & TORY J  7018 N 197TH E PL OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 07018 N 197TH E PL <b>Subdivision</b> RIDGE, THE 2 <b>Lot/Block</b> 0007 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 21 / 15 / <b>Neighborhood</b> 1074 - R-V01,3,4-SW OWASSO CATOOSA <b>School District</b> S021 - OWASSO SCHOOLS																																																																																																	
<b>Legal Description</b> Lot/Long: 36.25631185 -95.75164613																																																																																																	
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6324		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	27,547.00 x 3.00 = 82,641		
Factor Value			
Adjustments	1.0000		
Lot Value	82,641		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,778 / 2,778
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,778
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	825 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	409,368	147.36	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	514,980		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.80	Total Misc Impr	+ 15,742
Roofing Adj	+ 5.07	Garage Cost	+ 30,698
Subfloor Adj	+ -3.23	Total RCN	= 410,802
Heat/Cool Adj	+ 14.47	Depreciation ( 8%)	- 32,864
Plumbing Adj	+ 8.05	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 377,938
Adj Base Cost	= 131.16	Lot Value	+ 82,641
Total Area	x 2,778	Indicated Value	= 460,579
Adjusted Cost	= 364,362	Value Per SqFt	165.80

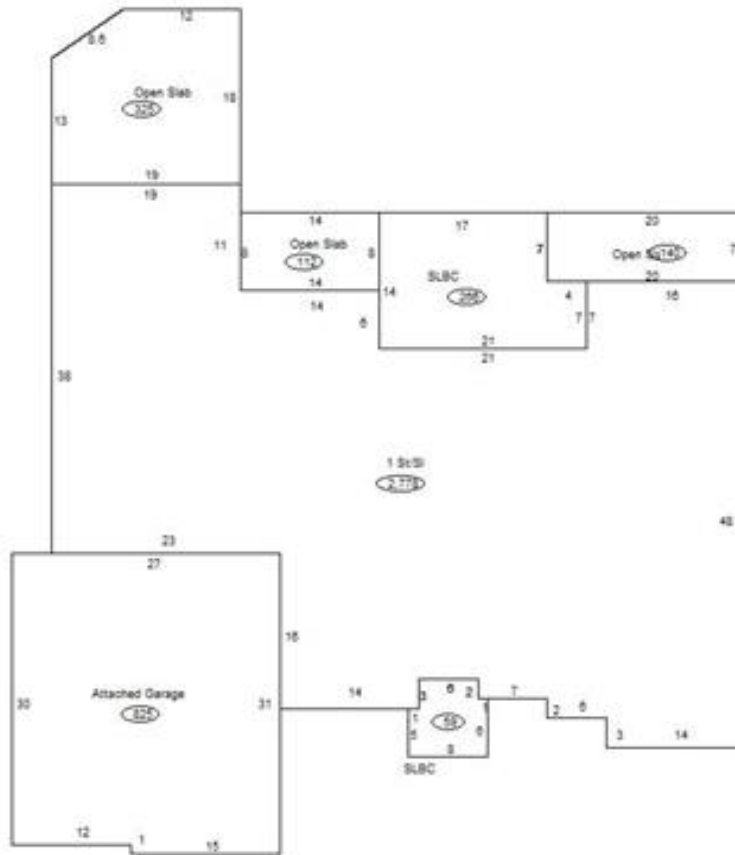
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	377,938		
Lot Value	82,641		
Indicated Value	460,579	165.80	Per SqFt
Agland Value			
Site Improvements	23,700		
Total Value	484,279	174.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	127682		59	59	29.34		1,731
PRCH	SLAB PORCH - COVERED	127683		266	266	28.58		7,602
PATO	SLAB PORCH - OPEN	147697		20x7	140	12.52		1,753
PATO	SLAB PORCH - OPEN	147698		14x8	112	12.81		1,435
PATO	SLAB PORCH - OPEN	147699		325	325	9.91		3,221



Sketch Image

660098431



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,778	1.000	2,778
2	G	1		13	Attached Garage	825	1.000	825
3	M	PRCH		13	SLBC	59	1.000	59
4	M	PRCH		13	SLBC	266	1.000	266
5	M	PATO		13	Open Slab	140	1.000	140
6	M	PATO		13	Open Slab	112	1.000	112
7	M	PATO		13	Open Slab	325	1.000	325
<b>Total Building Area</b>						<b>2,778</b>		<b>2,778</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond 4	Year 2020	Eff Age 4	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	6,300	23,700