



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:07:23  
Page 1

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098436 <b>Parcel ID</b> 21N15E-31-3-00674-003-0012 <b>Cadastral ID</b> 31-21-15-00630 <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> 318354 MCCOY, VERLE K & SUSAN R TRUSTEES MCCOY FAMILY TRUST 7030 N 198TH E AVE OWASSO OK 74055-0000																																																																																																	
<b>Parcel Location</b> <b>Situs</b> 07030 N 198TH E AVE <b>Subdivision</b> RIDGE, THE 2 <b>Lot/Block</b> 0012 / 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: 36.25646408 -95.75036341					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R2015 09 21</td> <td>R17-NEW 2786 SQ FT SRF</td> <td>01/2016</td> <td>07/2016</td> <td>220,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2015 09 21	R17-NEW 2786 SQ FT SRF	01/2016	07/2016	220,000																																																																														
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Lot Data		Square-Foot - NBHD 1074 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5741		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	LAND USE		0
Method	Square-Foot		
Base Lot Value	25,006.00 x 3.00 = 75,018		
Factor Value			
Adjustments	1.0000		
Lot Value	75,018		



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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	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,820 / 2,820
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,820
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	826 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	
Adusted R	0.8445		
Indicated Value	389,365	138.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	510,110		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.46	Total Misc Impr	+ 15,475
Roofing Adj	+ 5.06	Garage Cost	+ 30,735
Subfloor Adj	+ -3.22	Total RCN	= 414,756
Heat/Cool Adj	+ 14.47	Depreciation ( 8%)	- 33,180
Plumbing Adj	+ 7.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 381,576
Adj Base Cost	= 130.69	Lot Value	+ 75,018
Total Area	x 2,820	Indicated Value	= 456,594
Adjusted Cost	= 368,546	Value Per SqFt	161.91

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	381,576		
Lot Value	75,018		
Indicated Value	456,594	161.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	456,594	161.91	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	127603	265		265	28.59		7,576
PRCH	SLAB PORCH - COVERED	127604	50		50	29.37		1,469
SHLT	STORM SHELTER - AG IN GARAGE			1	2025	0.00		



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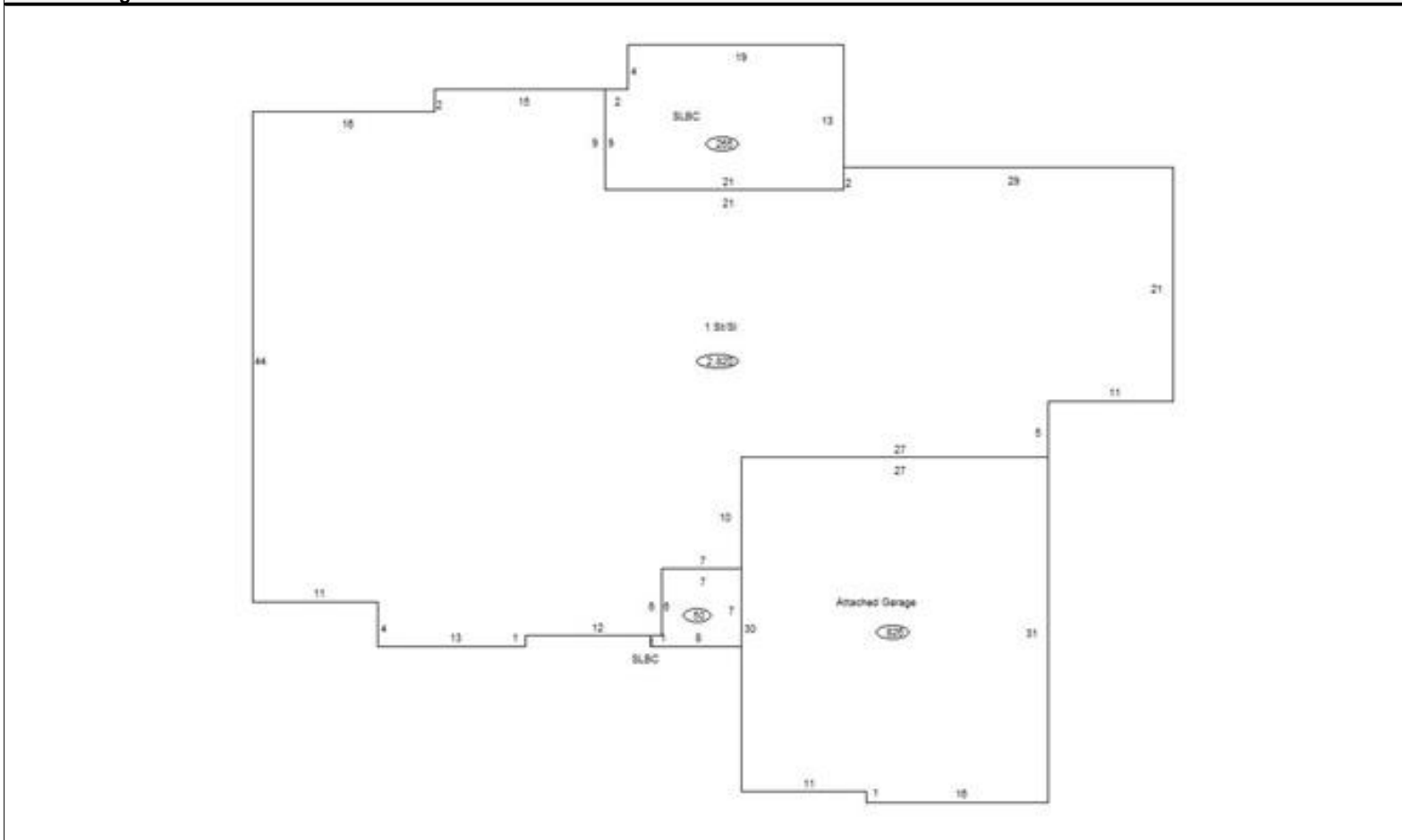
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Sketch Image

660098436



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,820	1.000	2,820
2	G	1		10	Attached Garage	826	1.000	826
3	M	PRCH		10	SLBC	265	1.000	265
4	M	PRCH		10	SLBC	50	1.000	50
<b>Total Building Area</b>						<b>2,820</b>		<b>2,820</b>