




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:09:23
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Assessment Data					Primary Image																			
Account 660098510 Parcel ID 20N14E-01-1-00247-003-0013 Cadastral ID 01-20-14-02790 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 335014 MCBRIDE, RACHEL SUZANNE & TAYLOR CHASE 18665 E PERSIMMON LN OWASSO OK 74055-0000 Parcel Location Situs 18665 E PERSIMMON LN Subdivision DEER RUN AT STONE CANYON PHASE I Lot/Block 0013 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-20\IMG_003i 7/20/2021</p>																			
Legal Description Lat/Long: 36.24653381 -95.76653812																								
LOT 13 BLOCK 3 DEER RUN AT STONE CANYON PHASE 1					Building Permits <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>R25 048</td> <td>NEW POOL</td> <td>09/2025</td> <td></td> <td>70,000</td> </tr> <tr> <td>R2015 10 36</td> <td>R18-NEW 3500 SQ FT SFR</td> <td>01/2016</td> <td>01/2017</td> <td>350,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 048	NEW POOL	09/2025		70,000	R2015 10 36	R18-NEW 3500 SQ FT SFR	01/2016	01/2017	350,000
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R25 048	NEW POOL	09/2025		70,000																				
R2015 10 36	R18-NEW 3500 SQ FT SFR	01/2016	01/2017	350,000																				
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					/	HAYNES FAMILY TRUST	07/07/2021	585,000	YES															
					2506/690	C.A.B.O. DEVELOPMENT GROUP LLC	10/15/2015	72,000	YES															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax															
Remove Cap	2022		Land Value	127,588	118,830	11%	13,071	Assessed	74,493															
Year Frozen			Improvements	573,799	558,380		61,422	Penalty	0															
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0															
TIF Project ID	0		Total Value	701,387	677,210		74,493	Total Taxable	74,493															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660098510	MCBRIDE, RACHEL SUZANNE &			3	659,379	0	70,946	6,950.00															
2024	2024-660098510	MCBRIDE, RACHEL SUZANNE &			3	662,420	0	67,567	6,491.00															
2023	2023-660098510	MCBRIDE, RACHEL SUZANNE &			3	585,000	0	64,350	6,030.00															
2022	2022-660098510	MCBRIDE, RACHEL SUZANNE &			3	585,000	0	64,350	6,304.00															
2021	2021-660098510	MCBRIDE, RACHEL SUZANNE &			3	490,051	0	53,906	5,215.00															
2020	2020-660098510	HAYNES FAMILY TRUST			3	482,243	0	53,047	5,124.00															
2019	2019-660098510	HAYNES FAMILY TRUST			3	460,430	0	50,647	4,896.00															
2018	2018-660098510	HAYNES FAMILY TRUST			3	467,557	0	51,431	4,787.00															
2017	2017-660098510	HAYNES FAMILY TRUST			3	74,000	0	8,140	766.00															
2016	2016-660098510	HAYNES FAMILY TRUST			3	74,000	0	8,140	766.00															



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5948		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	25,908.00 x 4.92 = 127,588		
Factor Value			
Adjustments	1.0000		
Lot Value	127,588		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-20\IMG_003I 7/20/2021

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Stone 5% Frame, Stucco
Base/Total Area	2,662 / 3,956
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,662
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	687 Attached Garage - Finished
Remodel	
Year/Eff Age	2017 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	573,671 145.01 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	552,190 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	573,799
Lot Value	127,588
Indicated Value	701,387 177.30 Per SqFt
Agland Value	
Site Improvements	
Total Value	701,387 177.30 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	108.30	Total Misc Impr	+	23,682
Roofing Adj	+ 4.13	Garage Cost	+	41,983
Subfloor Adj	+ -3.03	Total RCN	=	597,707
Heat/Cool Adj	+ 17.38	Depreciation (4%)	-	23,908
Plumbing Adj	+ 7.71	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	573,799
Adj Base Cost	= 134.49	Lot Value	+	127,588
Total Area	x 3,956	Indicated Value	=	701,387
Adjusted Cost	= 532,042	Value Per SqFt		177.30

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
ODFP	Outdoor Fireplace/Firepit	0		1	1	4,987.18		4,987
PRCH	SLAB PORCH - COVERED	134053	17x10		170	35.86		6,096
PRCH	Porch	134054	216		216	35.59		7,687
PATO	Patio - Open	134055	21x12		252	12.83		3,233
PRCH	Porch	134056	46		46	36.51		1,679



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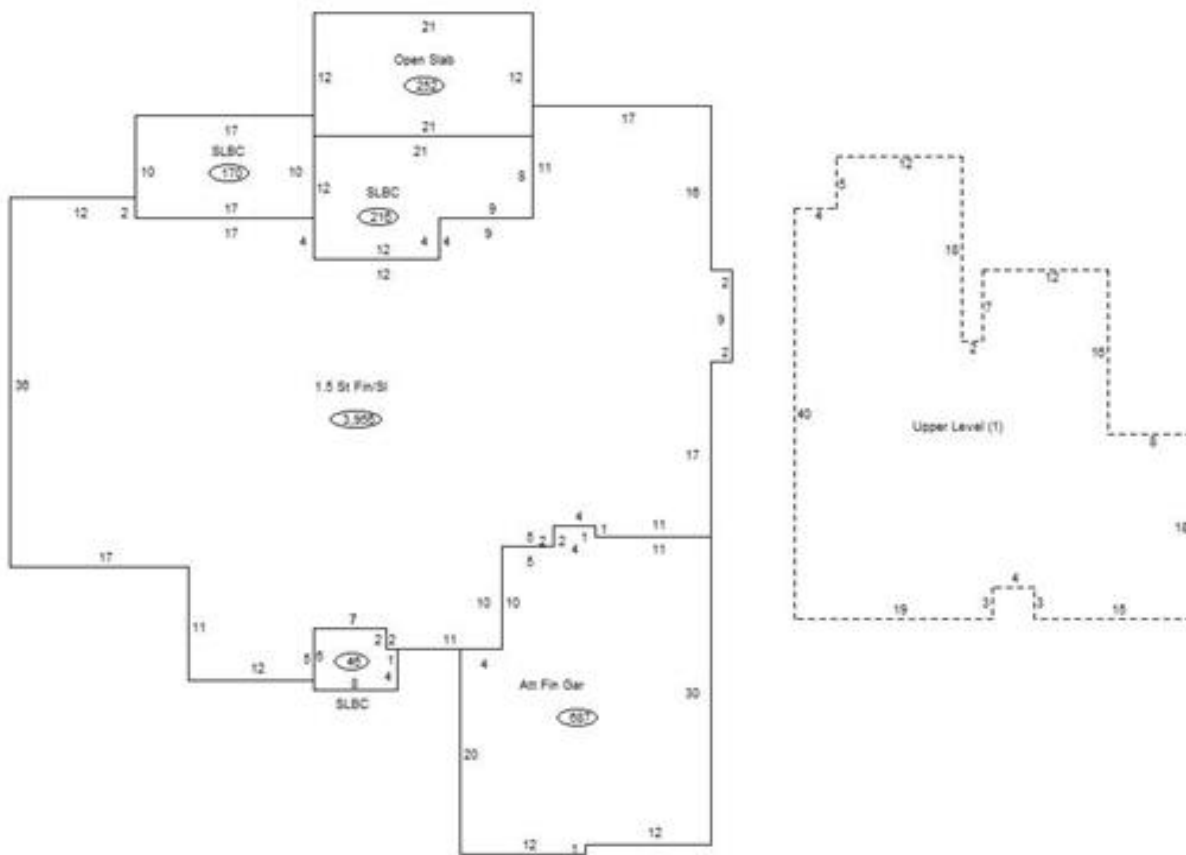
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Sketch Image

660098510



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	2,662	1.486	3,956
2	G	5		13	Att Fin Gar	687	1.000	687
3	M	PRCH		13	SLBC	170	1.000	170
4	M	PRCH		13	SLBC	216	1.000	216
5	M	PATO		13	Open Slab	252	1.000	252
6	M	PRCH		13	SLBC	46	1.000	46
7	U	^UL		13	Upper Level (1)	1,294	1.000	1,294
Total Building Area						2,662		3,956