



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:12:47
 Page 1

Assessment Data					Primary Image																																																																																												
Account 660098685 Parcel ID 21N14E-11-2-00649-004-0012 Cadastral ID 11-21-14-06810 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 330523 MCDOWELL, ALDEN U & ANNELEE 11316 N 166TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 11316 N 166TH E AVE Subdivision QUAILBROOK ESTATES PHASE 2 Lot/Block 0012 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 14 / 5 Neighborhood 1042 - R-V03-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																	
Legal Description Lat/Long: 36.31910260 -95.78831266																																																																																																	
Legal Description LOT 12 BLOCK 4 QUAILBROOK ESTATES PHASE 2					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>R19 000275</td> <td>R21- NEW 2499 SQ FT SFR</td> <td>08/2019</td> <td>03/2020</td> <td>149,940</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 000275	R21- NEW 2499 SQ FT SFR	08/2019	03/2020	149,940																																																																														
Number	Description	Opened	Closed	Amount																																																																																													
R19 000275	R21- NEW 2499 SQ FT SFR	08/2019	03/2020	149,940																																																																																													
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>SIMMONS HOMES RESIDENTIAL</td> <td>04/09/2020</td> <td>347,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>K & S DEVELOPMENTS INC</td> <td>09/16/2019</td> <td>55,000</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	SIMMONS HOMES RESIDENTIAL	04/09/2020	347,000	YES	/	K & S DEVELOPMENTS INC	09/16/2019	55,000	15																																																															
Code	Type	Active	Maximum	Exemption																																																																																													
H	Homestead	Yes	1,000	1,000																																																																																													
Bk/Pg	Grantor	Date	Price	Code																																																																																													
/	SIMMONS HOMES RESIDENTIAL	04/09/2020	347,000	YES																																																																																													
/	K & S DEVELOPMENTS INC	09/16/2019	55,000	15																																																																																													
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>97.960</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2021</td> <td>Land Value</td> <td>124,982</td> <td>64,544</td> <td>11%</td> <td>7,100</td> <td>Assessed</td> <td>44,530 4,362.16</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>343,961</td> <td>340,277</td> <td></td> <td>37,430</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>Exemption</td> <td>1,000 -98.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>468,943</td> <td>404,821</td> <td>44,530</td> <td>Total Taxable</td> <td>43,530</td> <td>4,264.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2021	Land Value	124,982	64,544	11%	7,100	Assessed	44,530 4,362.16	Year Frozen		Improvements	343,961	340,277		37,430	Penalty	0	Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000 -98.00	TIF Project ID	0	Total Value	468,943	404,821	44,530	Total Taxable	43,530	4,264.00																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																																									
Remove Cap	2021	Land Value	124,982	64,544	11%	7,100	Assessed	44,530 4,362.16																																																																																									
Year Frozen		Improvements	343,961	340,277		37,430	Penalty	0																																																																																									
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000 -98.00																																																																																									
TIF Project ID	0	Total Value	468,943	404,821	44,530	Total Taxable	43,530	4,264.00																																																																																									
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660098685</td> <td>MCDOWELL, ALDEN U &</td> <td>3</td> <td>458,132</td> <td>1000</td> <td>42,233</td> <td>4,137.00</td> </tr> <tr> <td>2024</td> <td>2024-660098685</td> <td>MCDOWELL, ALDEN U &</td> <td>3</td> <td>418,103</td> <td>1000</td> <td>40,974</td> <td>3,936.00</td> </tr> <tr> <td>2023</td> <td>2023-660098685</td> <td>MCDOWELL, ALDEN U &</td> <td>3</td> <td>383,221</td> <td>1000</td> <td>39,752</td> <td>3,725.00</td> </tr> <tr> <td>2022</td> <td>2022-660098685</td> <td>MCDOWELL, ALDEN U &</td> <td>3</td> <td>372,995</td> <td>1000</td> <td>38,565</td> <td>3,778.00</td> </tr> <tr> <td>2021</td> <td>2021-660098685</td> <td>MCDOWELL, ALDEN U &</td> <td>3</td> <td>349,204</td> <td>1000</td> <td>37,412</td> <td>3,619.00</td> </tr> <tr> <td>2020</td> <td>2020-660098685</td> <td>MCDOWELL, ALDEN U &</td> <td>3</td> <td>55,000</td> <td>0</td> <td>1,613</td> <td>156.00</td> </tr> <tr> <td>2019</td> <td>2019-660098685</td> <td>SIMMONS HOMES RESIDENTIAL</td> <td>3</td> <td>13,964</td> <td>0</td> <td>1,536</td> <td>148.00</td> </tr> <tr> <td>2018</td> <td>2018-660098685</td> <td>K & S DEVELOPMENTS INC</td> <td>3</td> <td>13,964</td> <td>0</td> <td>1,536</td> <td>143.00</td> </tr> <tr> <td>2017</td> <td>2017-660098685</td> <td>K & S DEVELOPMENTS INC</td> <td>3</td> <td>13,964</td> <td>0</td> <td>1,536</td> <td>144.00</td> </tr> <tr> <td>2016</td> <td>2016-660098685</td> <td>K & S DEVELOPMENTS INC</td> <td>3</td> <td>13,964</td> <td>0</td> <td>1,536</td> <td>145.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660098685	MCDOWELL, ALDEN U &	3	458,132	1000	42,233	4,137.00	2024	2024-660098685	MCDOWELL, ALDEN U &	3	418,103	1000	40,974	3,936.00	2023	2023-660098685	MCDOWELL, ALDEN U &	3	383,221	1000	39,752	3,725.00	2022	2022-660098685	MCDOWELL, ALDEN U &	3	372,995	1000	38,565	3,778.00	2021	2021-660098685	MCDOWELL, ALDEN U &	3	349,204	1000	37,412	3,619.00	2020	2020-660098685	MCDOWELL, ALDEN U &	3	55,000	0	1,613	156.00	2019	2019-660098685	SIMMONS HOMES RESIDENTIAL	3	13,964	0	1,536	148.00	2018	2018-660098685	K & S DEVELOPMENTS INC	3	13,964	0	1,536	143.00	2017	2017-660098685	K & S DEVELOPMENTS INC	3	13,964	0	1,536	144.00	2016	2016-660098685	K & S DEVELOPMENTS INC	3	13,964	0	1,536	145.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																										
2025	2025-660098685	MCDOWELL, ALDEN U &	3	458,132	1000	42,233	4,137.00																																																																																										
2024	2024-660098685	MCDOWELL, ALDEN U &	3	418,103	1000	40,974	3,936.00																																																																																										
2023	2023-660098685	MCDOWELL, ALDEN U &	3	383,221	1000	39,752	3,725.00																																																																																										
2022	2022-660098685	MCDOWELL, ALDEN U &	3	372,995	1000	38,565	3,778.00																																																																																										
2021	2021-660098685	MCDOWELL, ALDEN U &	3	349,204	1000	37,412	3,619.00																																																																																										
2020	2020-660098685	MCDOWELL, ALDEN U &	3	55,000	0	1,613	156.00																																																																																										
2019	2019-660098685	SIMMONS HOMES RESIDENTIAL	3	13,964	0	1,536	148.00																																																																																										
2018	2018-660098685	K & S DEVELOPMENTS INC	3	13,964	0	1,536	143.00																																																																																										
2017	2017-660098685	K & S DEVELOPMENTS INC	3	13,964	0	1,536	144.00																																																																																										
2016	2016-660098685	K & S DEVELOPMENTS INC	3	13,964	0	1,536	145.00																																																																																										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:12:48
Page 2

Lot Data		Square-Foot - NBHD 1042 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6813		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	29,679.00 x 4.21 = 124,982		
Factor Value			
Adjustments	1.0000		
Lot Value	124,982		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-9-1\IM 9/2/2022

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	2,380 / 2,380
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,380
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	344,848	144.89	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	109.37	Total Misc Impr	+ 16,181
Roofing Adj	+ 5.20	Garage Cost	+ 24,488
Subfloor Adj	+ -3.40	Total RCN	= 362,064
Heat/Cool Adj	+ 14.47	Depreciation (5%)	- 18,103
Plumbing Adj	+ 9.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 343,961
Adj Base Cost	= 135.04	Lot Value	+ 124,982
Total Area	x 2,380	Indicated Value	= 468,943
Adjusted Cost	= 321,395	Value Per SqFt	197.03

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	343,961		
Lot Value	124,982		
Indicated Value	468,943	197.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	468,943	197.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	145524	12x7		84	12.93		1,086
PRCH	SLAB PORCH - COVERED	145525	18x14		252	28.63		7,215
PRCH	SLAB PORCH - COVERED	145526	276		276	28.55		7,880



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

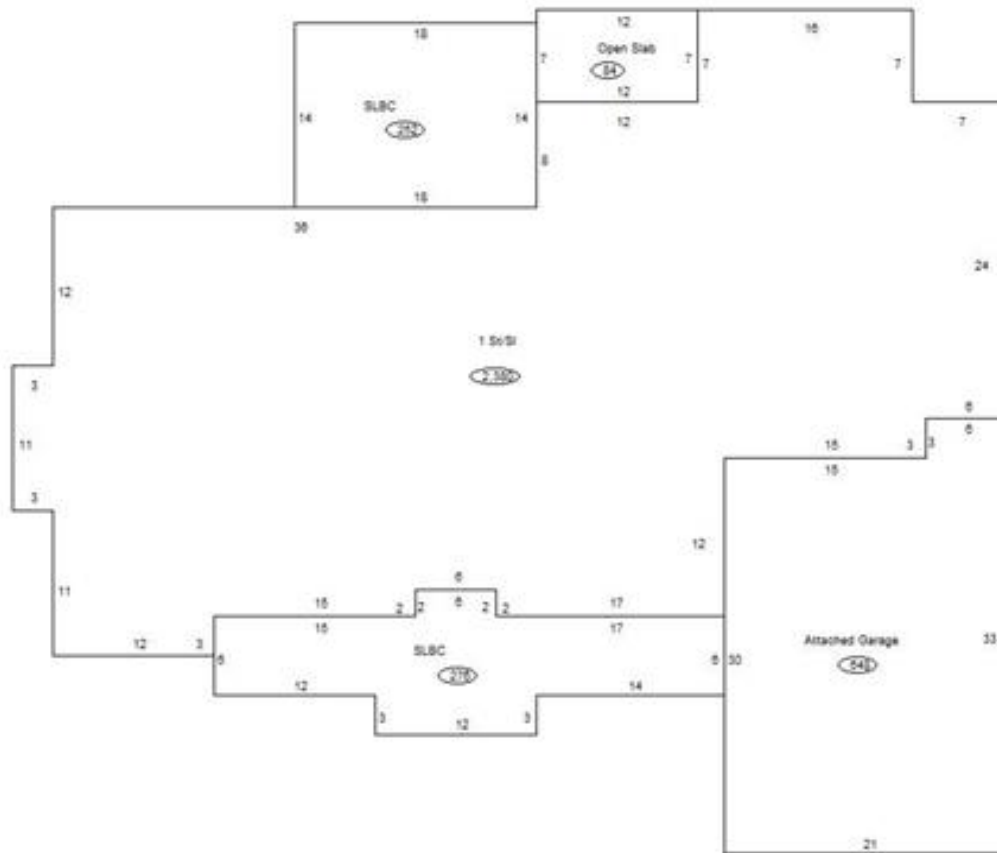
Date 04/18/2026

Time 09:12:48

Page 3

Sketch Image

660098685



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,380	1.000	2,380
2	G	1		10	Attached Garage	648	1.000	648
3	M	PATO		10	Open Slab	84	1.000	84
4	M	PRCH		10	SLBC	252	1.000	252
5	M	PRCH		10	SLBC	276	1.000	276
Total Building Area						2,380		2,380