



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:22:55
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Assessment Data					Primary Image				
Account	660099756				<p>660099756_002.JPG 9/18/2025</p>				
Parcel ID	0000000-00-000374-001-0010								
Cadastral ID	02-20-14-00500								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	336428								
C&H MCCAIN FAMILY REVOCABLE TRUST									
6301 N EMERSON LOOP OWASSO OK 74055-0000									
Parcel Location									
Situs	06301 N EMERSON LOOP								
Subdivision	HIGHLAND POINTE AT STONE CANYON PHASE II								
Lot/Block	0010 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	2 / 20 / 14 / 5								
Neighborhood	1041 - R-V01,4-SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.24497276 -95.78377078									
LOT 10 BLOCK 1 HIGHLAND POINTE AT STONE CANYON PHASE II									
Building Permits									
Number	Description	Opened	Closed	Amount					
P21 000037	R22- NEW POOL	05/2021	09/2021	99,021					
R20	R22- 911 ADDRESS	08/2020	09/2021						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	MCCAIN, CURTIS P &	09/17/2021	0	4					
/	C.A.B.O. DEVELOPMENT COMPANY LI	12/06/2019	97,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2020	Land Value	209,893	209,893	11%	23,088	Assessed	113,756 11,143.54	
Year Frozen		Improvements	824,248	824,248		90,668	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -98.00	
TIF Project ID	0	Total Value	1,034,141	1,034,141		113,756	Total Taxable	112,756 11,046.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660099756	C&H MCCAIN FAMILY	3	1,008,641	1000	109,950	10,771.00		
2024	2024-660099756	C&H MCCAIN FAMILY	3	1,063,866	1000	109,217	10,492.00		
2023	2023-660099756	C&H MCCAIN FAMILY	3	972,791	1000	106,007	9,934.00		
2022	2022-660099756	C&H MCCAIN FAMILY	3	950,626	1000	103,569	10,147.00		
2021	2021-660099756	MCCAIN, CURTIS P &	3	97,005	0	10,671	1,032.00		
2020	2020-660099756	MCCAIN, CURTIS P &	3	97,005	0	10,671	1,031.00		
2019	2019-660099756	C.A.B.O. DEVELOPMENT COMPANY LLC	3	9,258	0	1,018	98.00		
2018	2018-660099756	C.A.B.O. DEVELOPMENT COMPANY LLC	3	9,258	0	1,018	95.00		
2017	2017-660099756	C.A.B.O. DEVELOPMENT COMPANY LLC	3	9,258	0	1,018	96.00		



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Lot Data	Square-Foot - NBHD 1041 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.9894	
Topography		
Street Access		
Utilities		
Amenities	LOT TYPE 0 GATED 0	
Method	Square-Foot	
Base Lot Value	43,100.00 x 4.20 = 181,130	
Factor Value		
Adjustments	1.1588	
Lot Value	209,893	

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Veneer, Stone
Base/Total Area	3,986 / 3,986
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,986
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	2,284 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	AO3 Residential
Adusted R	0.8747
Indicated Value	850,282 213.32 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	977,460 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	118.21	Total Misc Impr	+ 101,195	Roofing Adj	+ 6.15	Garage Cost	+ 147,135
Subfloor Adj	+ -4.25	Total RCN	= 833,036	Heat/Cool Adj	+ 18.45	Depreciation (4%)	- 33,321
Plumbing Adj	+ 8.13	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 799,715
Adj Base Cost	= 146.69	Lot Value	+ 209,893	Total Area	x 3,986	Indicated Value	= 1,009,608
Adjusted Cost	= 584,706	Value Per SqFt	253.29				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	799,715
Lot Value	209,893
Indicated Value	1,009,608 253.29 Per SqFt
Agland Value	
Site Improvements	24,533
Total Value	1,034,141 259.44 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	8,198.48		8,198
SHLT	AG-MSTR CLOSET	0		1	2021	0.00		
ODFP	Outdoor Fireplace/Firepit	0		1	1	5,778.25		5,778
PRCH	Slab Porch - Covered	151931	281		281	36.00		10,116
PRCH	Slab Porch - Covered	151932	138		138	36.72		5,067
EPSW	Sunroom	151933	802		802	89.82		72,036



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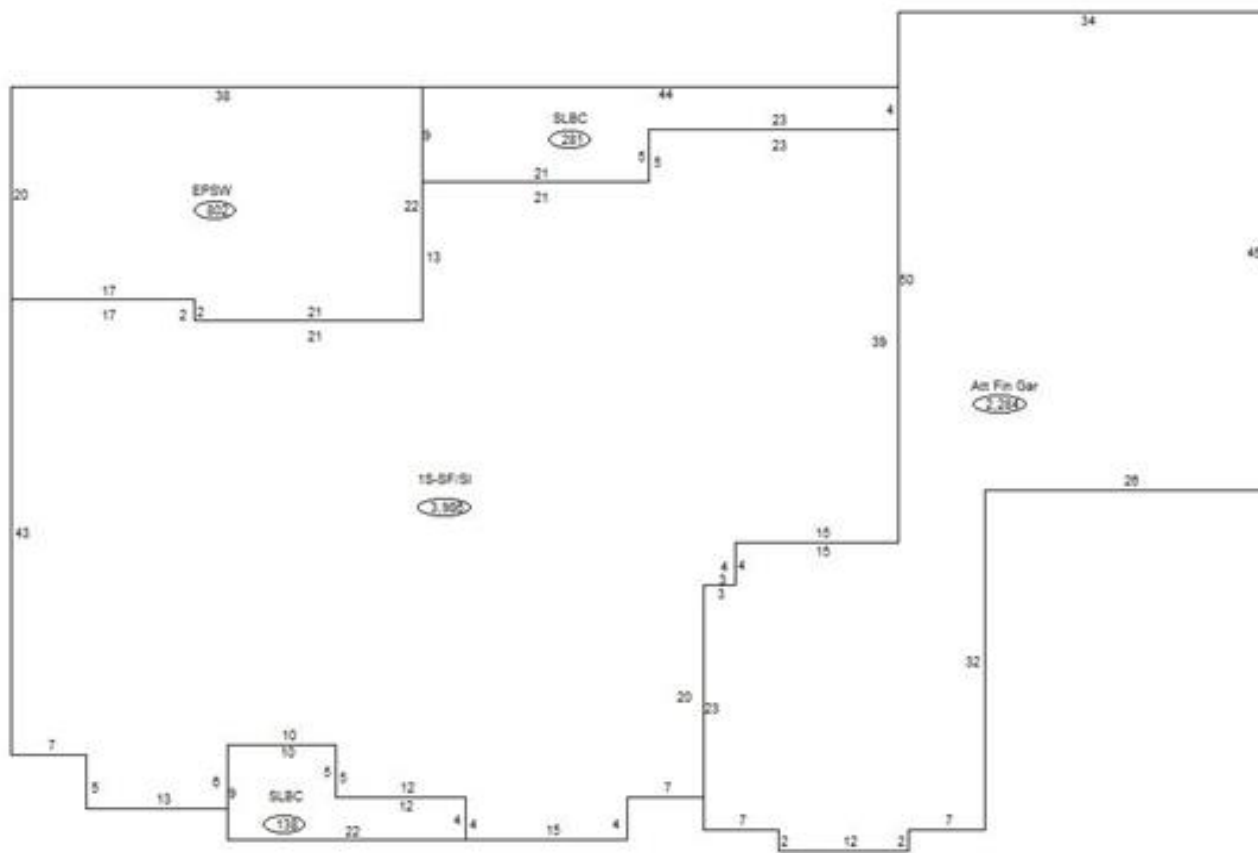
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	3,986	1.000	3,986
2	G	5		13	Att Fin Gar	2,284	1.000	2,284
3	M	PRCH		13	SLBC	281	1.000	281
4	M	PRCH		13	SLBC	138	1.000	138
5	M	EPSW		13	EPSW	802	1.000	802
Total Building Area						3,986		3,986



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	ODRK	Outdoor Kitchen	0x0x0			1	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (3,100.00 x 1)		3,100		3,100	775	2,325
	SPLG	Swimming Pool - In Ground FIBERGLASS	0x0x0	Base		470	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total		RCN	Depr (21% Phys/ % Func)	RCNLD
	Base Cost (52.27 x 470)		24,567		24,567	5,159	19,408
	GENR	Generator - Residential Standby	0x0x0			1	
	Qual		Cond	Year 2021	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2,800.00 x 1)		2,800		2,800		2,800