



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:40:06  
Page 1

Assessment Data					Primary Image																																																																				
<b>Account</b> 660101303 <b>Parcel ID</b> 000000000-1010196-008-0009 <b>Cadastral ID</b> 27-21-14-05390 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 3 - OWASSO RURAL/NO FIRE <b>Name ID</b> 331115 MCALESTER, JAMES C & ALYSHA A-TRUSTEES MCALESTER FAMILY TRUST 14915 E 82ND ST N OWASSO OK 74055-0000																																																																									
<b>Parcel Location</b> <b>Situs</b> 14915 E 82ND ST N <b>Subdivision</b> HOMESTEAD <b>Lot/Block</b> 0009 / 0008 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1011 - R-V04 SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS																																																																									
<b>Legal Description</b> Lat/Long: 36.27228984 -95.80892585					<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>R19 000061</td> <td>R20- NEW 2541 SQ FT SFR</td> <td>02/2019</td> <td>01/2020</td> <td>272,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19 000061	R20- NEW 2541 SQ FT SFR	02/2019	01/2020	272,000																																																						
Number	Description	Opened	Closed	Amount																																																																					
R19 000061	R20- NEW 2541 SQ FT SFR	02/2019	01/2020	272,000																																																																					
<b>Exemptions</b> <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 colspan="5">LOT 9 BLOCK 8 HOMESTEAD</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	LOT 9 BLOCK 8 HOMESTEAD					<b>Sale History</b> <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>VANTAGE POINTE HOMES LLC</td> <td>06/26/2020</td> <td>360,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>SOC'S DEVELOPMENT LLC</td> <td>02/19/2019</td> <td>67,500</td> <td>15</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	VANTAGE POINTE HOMES LLC	06/26/2020	360,000	YES	/	SOC'S DEVELOPMENT LLC	02/19/2019	67,500	15																																							
Code	Type	Active	Maximum	Exemption																																																																					
LOT 9 BLOCK 8 HOMESTEAD																																																																									
Bk/Pg	Grantor	Date	Price	Code																																																																					
/	VANTAGE POINTE HOMES LLC	06/26/2020	360,000	YES																																																																					
/	SOC'S DEVELOPMENT LLC	02/19/2019	67,500	15																																																																					
<b>Parcel Valuation</b> <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 70,160</td> <td>70,160</td> <td>11%</td> <td>7,718</td> <td>Assessed</td> <td>48,452</td> <td>4,746.36</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements 370,308</td> <td>370,308</td> <td></td> <td>40,734</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 440,468</td> <td>440,468</td> <td></td> <td>48,452</td> <td>Total Taxable</td> <td>48,452</td> <td>4,746.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	Remove Cap	2021	Land Value 70,160	70,160	11%	7,718	Assessed	48,452	4,746.36	Year Frozen		Improvements 370,308	370,308		40,734	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 440,468	440,468		48,452	Total Taxable	48,452	4,746.00																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax																																																																	
Remove Cap	2021	Land Value 70,160	70,160	11%	7,718	Assessed	48,452	4,746.36																																																																	
Year Frozen		Improvements 370,308	370,308		40,734	Penalty	0																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																	
TIF Project ID	0	Total Value 440,468	440,468		48,452	Total Taxable	48,452	4,746.00																																																																	
<b>Assessment History</b> <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>2025-660101303</td> <td>MCALESTER, JAMES C &amp;</td> <td>3</td> <td>422,980</td> <td>0</td> <td>46,528</td> <td>4,558.00</td> </tr> <tr> <td>2024</td> <td>2024-660101303</td> <td>MCALESTER, JAMES C &amp;</td> <td>3</td> <td>542,058</td> <td>0</td> <td>45,485</td> <td>4,370.00</td> </tr> <tr> <td>2023</td> <td>2023-660101303</td> <td>MCALESTER, JAMES C &amp;</td> <td>3</td> <td>393,805</td> <td>0</td> <td>43,319</td> <td>4,059.00</td> </tr> <tr> <td>2022</td> <td>2022-660101303</td> <td>MCALESTER, JAMES C &amp;</td> <td>3</td> <td>382,625</td> <td>0</td> <td>41,693</td> <td>4,085.00</td> </tr> <tr> <td>2021</td> <td>2021-660101303</td> <td>MCALESTER, JAMES C &amp;</td> <td>3</td> <td>360,979</td> <td>0</td> <td>39,708</td> <td>3,841.00</td> </tr> <tr> <td>2020</td> <td>2020-660101303</td> <td>MCALESTER, JAMES C &amp;</td> <td>3</td> <td>197,278</td> <td>0</td> <td>21,701</td> <td>2,096.00</td> </tr> <tr> <td>2019</td> <td>2019-660101303</td> <td>VANTAGE POINTE HOMES LLC</td> <td>3</td> <td>863</td> <td>0</td> <td>95</td> <td>9.00</td> </tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660101303	MCALESTER, JAMES C &	3	422,980	0	46,528	4,558.00	2024	2024-660101303	MCALESTER, JAMES C &	3	542,058	0	45,485	4,370.00	2023	2023-660101303	MCALESTER, JAMES C &	3	393,805	0	43,319	4,059.00	2022	2022-660101303	MCALESTER, JAMES C &	3	382,625	0	41,693	4,085.00	2021	2021-660101303	MCALESTER, JAMES C &	3	360,979	0	39,708	3,841.00	2020	2020-660101303	MCALESTER, JAMES C &	3	197,278	0	21,701	2,096.00	2019	2019-660101303	VANTAGE POINTE HOMES LLC	3	863	0	95	9.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																		
2025	2025-660101303	MCALESTER, JAMES C &	3	422,980	0	46,528	4,558.00																																																																		
2024	2024-660101303	MCALESTER, JAMES C &	3	542,058	0	45,485	4,370.00																																																																		
2023	2023-660101303	MCALESTER, JAMES C &	3	393,805	0	43,319	4,059.00																																																																		
2022	2022-660101303	MCALESTER, JAMES C &	3	382,625	0	41,693	4,085.00																																																																		
2021	2021-660101303	MCALESTER, JAMES C &	3	360,979	0	39,708	3,841.00																																																																		
2020	2020-660101303	MCALESTER, JAMES C &	3	197,278	0	21,701	2,096.00																																																																		
2019	2019-660101303	VANTAGE POINTE HOMES LLC	3	863	0	95	9.00																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 09:40:06  
 Page 2

Lot Data		Square-Foot - NBHD 1011 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5965		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	25,985.00 x 2.70 = 70,160		
Factor Value			
Adjustments	1.0000		
Lot Value	70,160		



07/26/2022 10:19

\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-26\ 7/26/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,546 / 2,546
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,546
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	867 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	376,149	147.74 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	5	
Indicated Value	553,980	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	370,308		
Lot Value	70,160		
Indicated Value	440,468	173.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	440,468	173.00	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.96	Total Misc Impr	+ 16,398
Roofing Adj	+ 5.15	Garage Cost	+ 32,261
Subfloor Adj	+ -3.37	Total RCN	= 389,798
Heat/Cool Adj	+ 14.47	Depreciation ( 5%)	- 19,490
Plumbing Adj	+ 8.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 370,308
Adj Base Cost	= 133.99	Lot Value	+ 70,160
Total Area	x 2,546	Indicated Value	= 440,468
Adjusted Cost	= 341,139	Value Per SqFt	173.00

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	144475	75		75	29.29		2,197
PRCH	SLAB PORCH - COVERED	144476	17x16		272	28.57		7,771
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63		6,430



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

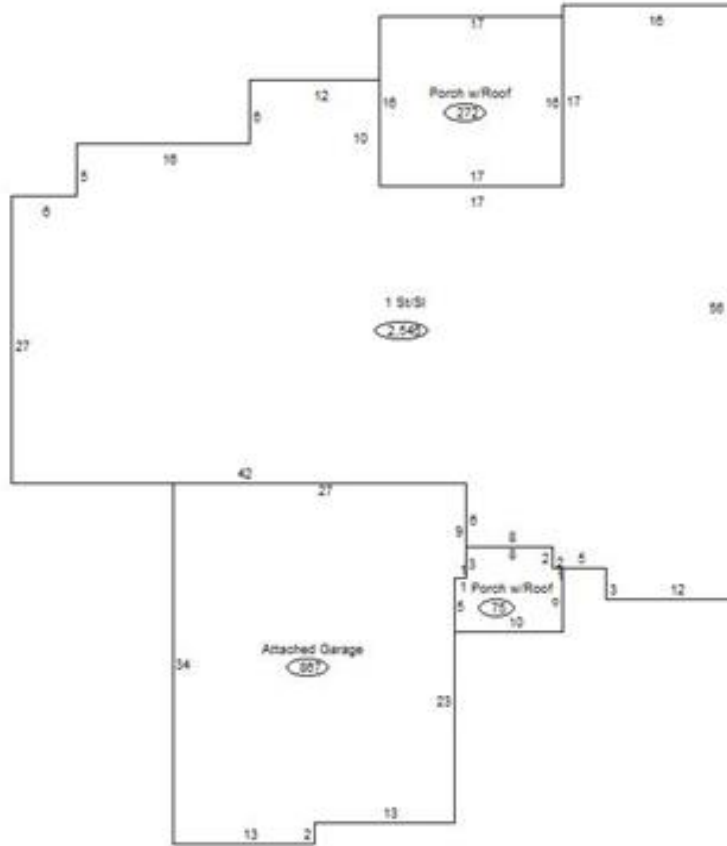
Date 04/18/2026

Time 09:40:06

Page 3

### Sketch Image

660101303



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,546	1.000	2,546
2	G	1		13	Attached Garage	867	1.000	867
3	M	PRCH		13	SLBC	75	1.000	75
4	M	PRCH		13	SLBC	272	1.000	272
<b>Total Building Area</b>						<b>2,546</b>		<b>2,546</b>