



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:41:18
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Assessment Data					Primary Image				
Account	660101343								
Parcel ID	000000000-1010196-013-0006								
Cadastral ID	27-21-14-05790								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 4							
Tax Area	3 - OWASSO RURAL/NO FIRE								
Name ID	332712								
MCDONALD, JAMES BRIAN & RANDI RENAE									
15401 E 82ND ST N OWASSO OK 74055-0000									
Parcel Location									
Situs	15401 E 82ND ST N								
Subdivision	HOMESTEAD								
Lot/Block	0006 / 0013	Parcel Size 1 - Lots							
Sec/Twn/Rng	27 / 21 / 14 / 5								
Neighborhood	1011 - R-V04 SW OWASSO								
School District	S021 - OWASSO SCHOOLS								
Legal Description Lat/Long: 36.27221250 -95.80180532									
Building Permits									
LOT 6 BLOCK 13 HOMESTEAD									
Number	Description	Opened	Closed	Amount					
R19 000454	R21- NEW 2541 SQ FT SFR	01/2020	08/2020	185,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	BRAVO CONSTRUCTION &	11/12/2020	425,500	YES
					/	SOC'S DEVELOPMENT LLC	07/27/2018	335,000	WB
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2021	Land Value	61,873	61,873	11%	6,806	Assessed	54,022	5,292.00
Year Frozen		Improvements	429,237	429,237		47,216	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	491,110	491,110		54,022	Total Taxable	54,022	5,292.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660101343	MCDONALD, JAMES BRIAN &			3	476,161	0	52,378	5,131.00
2024	2024-660101343	MCDONALD, JAMES BRIAN &			3	584,805	0	53,532	5,143.00
2023	2023-660101343	MCDONALD, JAMES BRIAN &			3	507,998	0	50,984	4,778.00
2022	2022-660101343	MCDONALD, JAMES BRIAN &			3	487,952	0	48,556	4,757.00
2021	2021-660101343	MCDONALD, JAMES BRIAN &			3	420,397	0	46,244	4,474.00
2020	2020-660101343	BRAVO CONSTRUCTION &			3	67,500	0	7,425	717.00
2019	2019-660101343	BRAVO CONSTRUCTION &			3	67,500	0	7,425	718.00



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Lot Data	Square-Foot - NBHD 1011 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.5261	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	22,916.00 x 2.70 = 61,873	
Factor Value		
Adjustments	1.0000	
Lot Value	61,873	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,736 / 3,161
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,736
Fixture/RghIn	22 /
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	925 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	436,679	138.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	595,480		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	429,237		
Lot Value	61,873		
Indicated Value	491,110	155.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	491,110	155.37	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.53	Total Misc Impr	+	23,738			
Roofing Adj	+ 4.41	Garage Cost	+	34,419			
Subfloor Adj	+ -2.82	Total RCN	=	451,828			
Heat/Cool Adj	+ 14.47	Depreciation (5%)	-	22,591			
Plumbing Adj	+ 10.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	429,237			
Adj Base Cost	= 124.54	Lot Value	+	61,873			
Total Area	x 3,161	Indicated Value	=	491,110			
Adjusted Cost	= 393,671	Value Per SqFt		155.37			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	146943	21x15		315	28.43		8,955
PRCH	SLAB PORCH - COVERED	146944	280		280	28.54		7,991
PATO	SLAB PORCH - OPEN	146945	7x4		28	12.93		362
FPR1	FIREPLACE - RESIDENTIAL 1 STORY		1		1	6,429.63		6,430



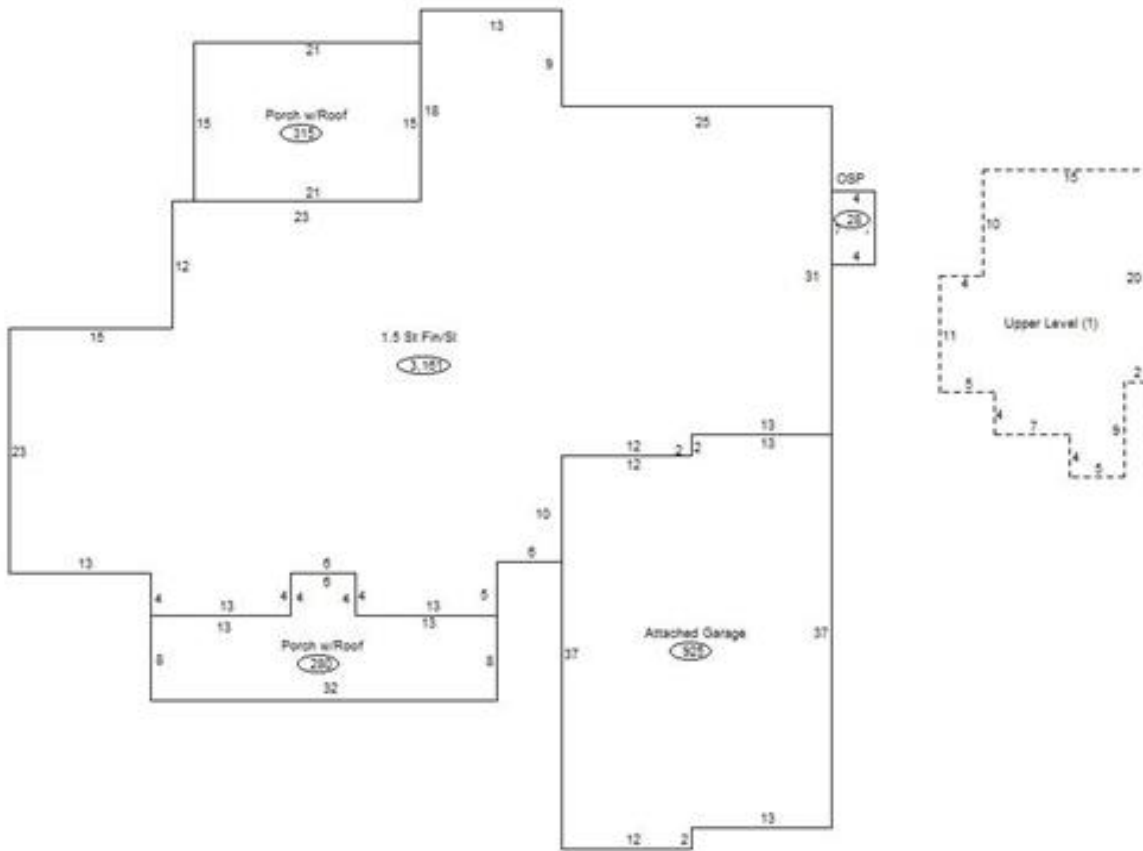
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,736	1.155	3,161
2	U	^UL		13	Upper Level (1)	425	1.000	425
3	G	1		13	Attached Garage	925	1.000	925
4	M	PRCH		13	SLBC	315	1.000	315
5	M	PRCH		13	SLBC	280	1.000	280
6	M	PATO		13	Open Slab	28	1.000	28
Total Building Area						2,736		3,161