



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																												
Account 660102297 Parcel ID 00000-0-0-0000944-001-0032 Cadastral ID 01-21-16-02610 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 330418 MCDONALD, BRADY C 123 N LINCOLN WAGONER OK 74467-0000 Parcel Location Situs 15385 E TAYLOR LN Subdivision WIND RIDGE AMD Lot/Block 0032 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 21 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																	
Legal Description Lot/Long: 36.32475939 -95.55409731																																																																	
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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.68		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	29,621.00 x 1.50 = 44,432		
Factor Value			
Adjustments	1.0000		
Lot Value	44,432		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-2-21\IMG_002 2/22/2023

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,133 / 2,649
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,133
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 2.0
Basement Area	
Garage Type	855 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2021 / 3

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adjusted R	0.8445	
Indicated Value	456,655	172.39 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	2	
Indicated Value	606,000	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	411,096		
Lot Value	44,432		
Indicated Value	455,528	171.96	Per SqFt
Agland Value			
Site Improvements	34,955		
Total Value	490,483	185.16	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.53	Total Misc Impr	+ 39,467
Roofing Adj	+ 4.80	Garage Cost	+ 38,834
Subfloor Adj	+ -3.72	Total RCN	= 423,810
Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 12,714
Plumbing Adj	+ 9.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 411,096
Adj Base Cost	= 130.43	Lot Value	+ 44,432
Total Area	x 2,649	Indicated Value	= 455,528
Adjusted Cost	= 345,509	Value Per SqFt	171.96

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149545	25x6		150	32.57		4,886
PRCH	SLAB PORCH - COVERED	149546	19x16		304	31.93		9,707
PATO	SLAB PORCH - OPEN	149547	38x10		380	10.85		4,123
PATO	SLAB PORCH - OPEN	149548	581		581	10.78		6,263
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			2	2	7,243.87		14,488



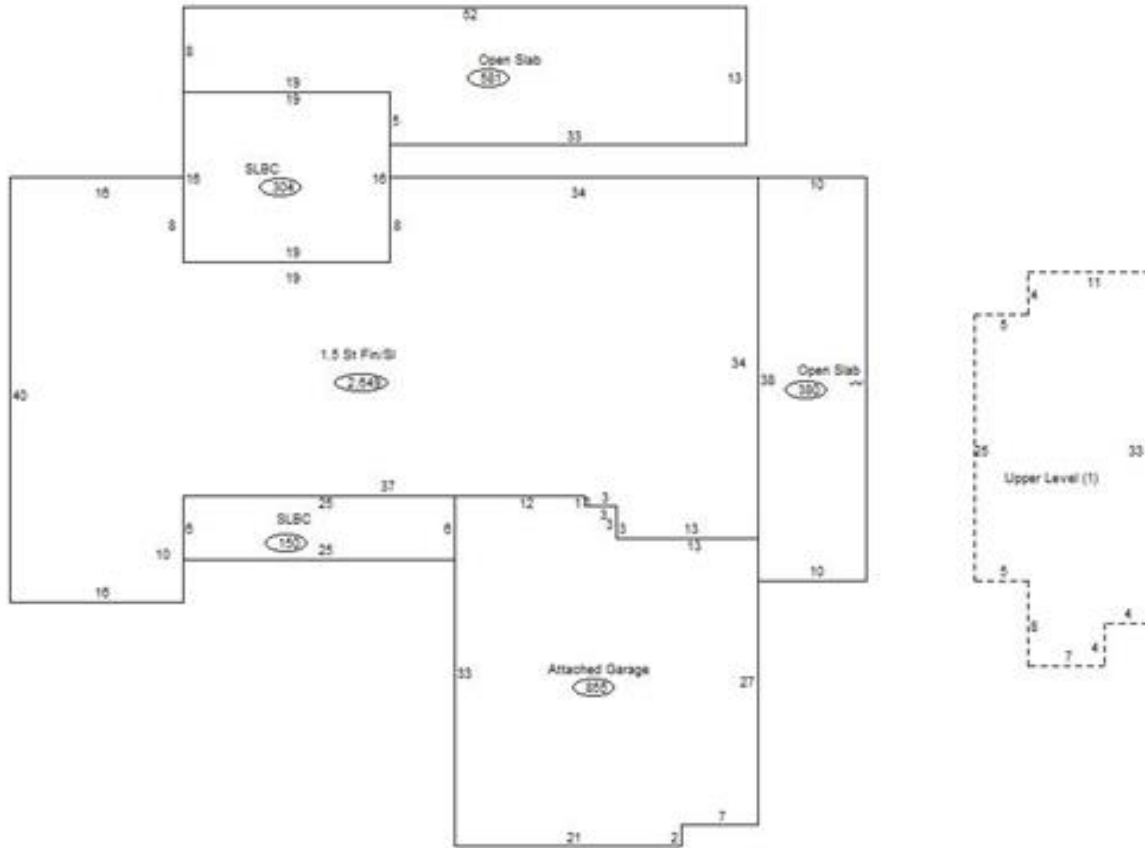
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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,133	1.242	2,649
2	G	1		13	Attached Garage	855	1.000	855
3	M	PRCH		13	SLBC	150	1.000	150
4	M	PRCH		13	SLBC	304	1.000	304
5	M	PATO		13	Open Slab	380	1.000	380
6	M	PATO		13	Open Slab	581	1.000	581
7	U	^UL		13	Upper Level (1)	516	1.000	516
Total Building Area						2,133		2,649



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	29x13x0			377
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
	Base Cost (32.10 x 377)		12,102	12,102	847	11,255
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)		30,000	30,000	6,300	23,700