



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:30:49
Page 1

Assessment Data				Primary Image						
Account	660105600									
Parcel ID	000000-0008-018-0-000-00									
Cadastral ID	27-21-14-08290									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	4							
Tax Area	40 - OWASSO CITY									
Name ID	342547									
MCCRAHAN, OBERON A & MECHTILDA										
7906 N 149TH E AVE OWASSO OK 74055-0000										
Parcel Location										
Situs	07906 N 149TH E AVE									
Subdivision	PRESLEY HOLLOW									
Lot/Block	0018 / 0008	Parcel Size	1 - Lots							
Sec/Twn/Rng	27 / 21 / 14 / 5									
Neighborhood	1087 - R-V04-SW OWASSO									
School District	S021 - OWASSO SCHOOLS									
Legal Description Lat/Long: 36.26848400 -95.80786095				Building Permits						
LOT 18 BLOCK 8 PRESLEY HOLLOW				Number	Description	Opened	Closed	Amount		
				R23 215X	R24 NEW SFR 3789 SQ FT	03/2023	09/2023	259,125		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	EXECUTIVE HOMES LLC	09/08/2023	635,000	YES	
					/	BLUE CHIP LAND CO LLC	02/08/2023	0	5	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax	
Remove Cap	2024		Land Value	138,139	138,139	11%	Assessed	72,401	7,092.40	
Year Frozen			Improvements	520,051	520,051		Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	658,190	658,190	72,401	Total Taxable	72,401	7,092.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660105600	MCCRAHAN, OBERON A & MECHTILDA			40	633,505	0	69,685	6,826.00	
2024	2024-660105600	MCCRAHAN, OBERON A & MECHTILDA			40	635,090	0	69,860	6,711.00	
2023	2023-660105600	MCCRAHAN, OBERON A & MECHTILDA			40	3,394	0	373	35.00	
2022	2022-660105600	BLUE CHIP LAND CO LLC			40	3,394	0	373	37.00	



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 Page 2

Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2202		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,593.00 x 6.00 = 57,558		
Factor Value			
Adjustments	2.4000		
Lot Value	138,139		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,639 / 3,785
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,639
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	710 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	520,051		
Lot Value	138,139		
Indicated Value	658,190	173.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	658,190	173.89	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.57	Total Misc Impr	+ 23,290
Roofing Adj	+ 3.97	Garage Cost	+ 43,182
Subfloor Adj	+ -2.88	Total RCN	= 530,664
Heat/Cool Adj	+ 17.38	Depreciation (2%)	- 10,613
Plumbing Adj	+ 6.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 520,051
Adj Base Cost	= 122.64	Lot Value	+ 138,139
Total Area	x 3,785	Indicated Value	= 658,190
Adjusted Cost	= 464,192	Value Per SqFt	173.89

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158104	8x5		40	36.54		1,462
PRCH	Slab Porch - Covered	158105	422		422	34.80		14,686
FPPF	Fireplace - Prefabricated			1	1	7,141.75		7,142



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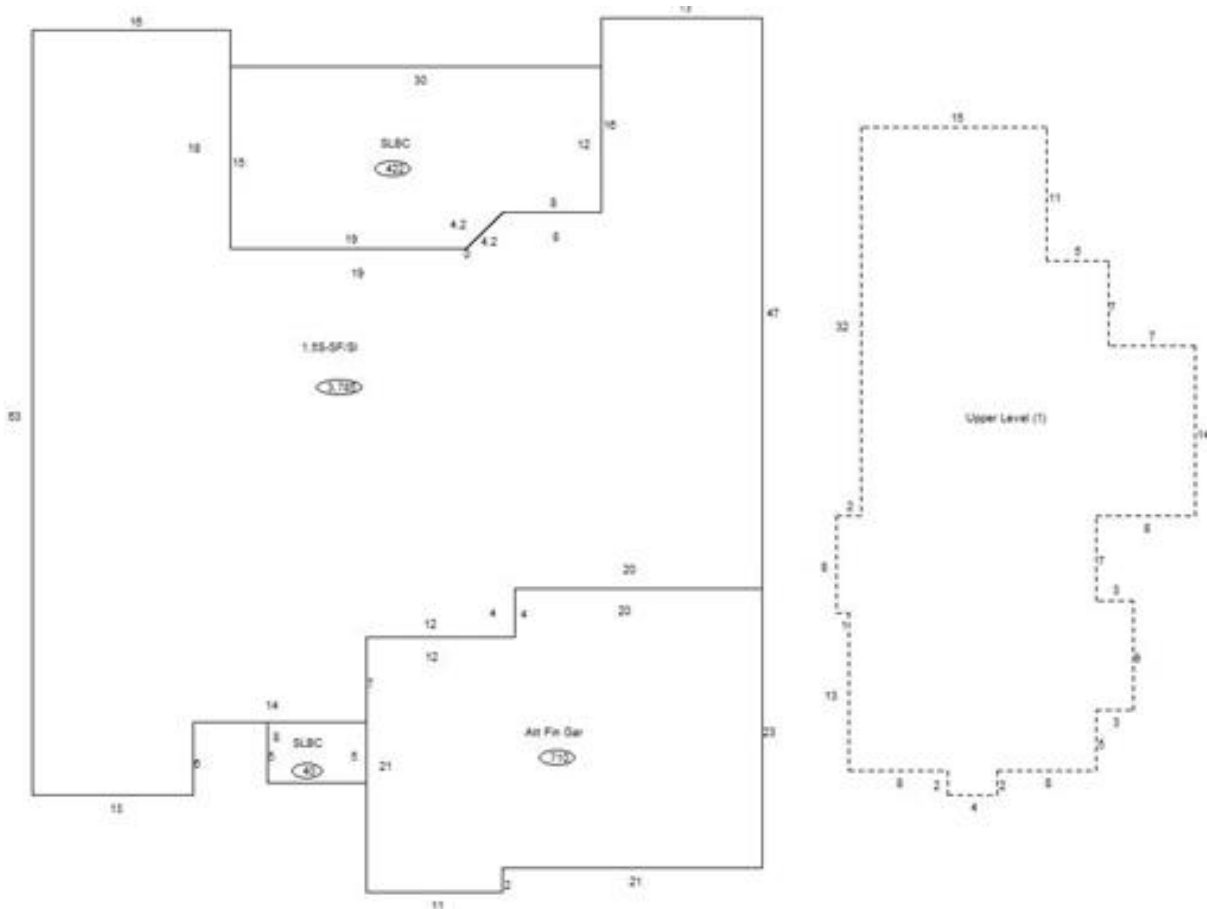
Date 04/18/2026

Time 10:30:49

Page 3

Sketch Image

660105600



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5S-SF/SI	2,639	1.434	3,785
2	U	^UL		10	Upper Level (1)	1,146	1.000	1,146
3	G	5		10	Att Fin Gar	710	1.000	710
4	M	PRCH		10	SLBC	40	1.000	40
5	M	PRCH		10	SLBC	422	1.000	422
Total Building Area						2,639		3,785