



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:31:05
Page 1

Assessment Data					Primary Image																																																	
Account 660105609 Parcel ID 000000-0009-004-0-000-00 Cadastral ID 27-21-14-08380 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 40 - OWASSO CITY Name ID 337061 MCFADDEN FAMILY TRUST 7721 N 147TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 07721 N 147TH E AVE Subdivision PRESLEY HOLLOW Lot/Block 0004 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 27 / 21 / 14 / 5 Neighborhood 1087 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																						
Legal Description Lot/Long: 36.26664725 -95.80920502 LOT 4 BLOCK 9 PRESLEY HOLLOW																																																						
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Date 04/18/2026
Time 10:31:05
Page 2

Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2085		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,080.00 x 6.00 = 54,480		
Factor Value			
Adjustments	1.2000		
Lot Value	65,376		



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-7-25\ 7/25/2022

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Masonry, Brick/Stone 5% Veneer, Stone
Base/Total Area	2,623 / 2,623
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,623
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	720 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	437,123	166.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	573,430		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.30	Total Misc Impr	+ 12,222
Roofing Adj	+ 5.77	Garage Cost	+ 40,975
Subfloor Adj	+ -4.55	Total RCN	= 412,023
Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 12,361
Plumbing Adj	+ 6.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 399,662
Adj Base Cost	= 136.80	Lot Value	+ 65,376
Total Area	x 2,623	Indicated Value	= 465,038
Adjusted Cost	= 358,826	Value Per SqFt	177.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	399,662		
Lot Value	65,376		
Indicated Value	465,038	177.29	Per SqFt
Agland Value			
Site Improvements	27,000		
Total Value	492,038	187.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153561	6x6		36	33.08		1,191
PRCH	Slab Porch - Covered	153562	347		347	31.79		11,031



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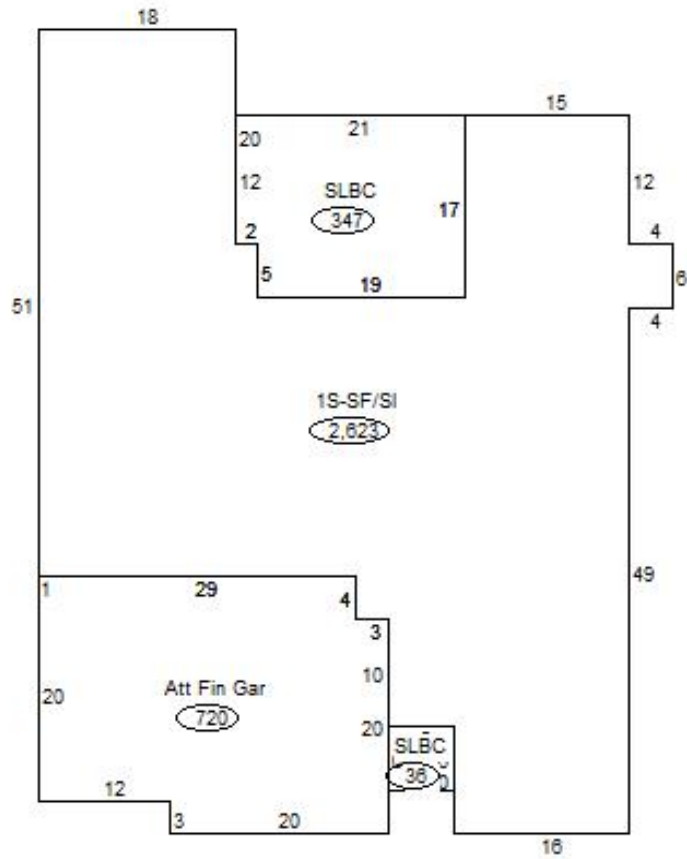
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 Page 3

Sketch Image

660105609



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,623	1.000	2,623
2	G	5		20	Att Fin Gar	720	1.000	720
3	M	PRCH		20	SLBC	36	1.000	36
4	M	PRCH		20	SLBC	347	1.000	347
Total Building Area						2,623		2,623



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Page 4

660105609

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	4	Cond	4	Year	2022
				Eff Age	2	

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000		30,000	3,000	27,000