



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660105643 <b>Parcel ID</b> 000000-0010-013-0-000-00 <b>Cadastral ID</b> 27-21-14-08720 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 40 - OWASSO CITY <b>Name ID</b> 338636 MCLAUGHLIN, MICHAL & RUTH ANN  14809 E 77TH ST OWASSO OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 14809 E 77TH ST N <b>Subdivision</b> PRESLEY HOLLOW <b>Lot/Block</b> 0013 / 0010 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 27 / 21 / 14 / 5 <b>Neighborhood</b> 1087 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-16\IMG_0021.JF 8/16/2022</p>														
<b>Legal Description</b> Lat/Long: 36.26479964 -95.80747258																			
LOT 13 BLOCK 10 PRESLEY HOLLOW					<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>R21 1001X</td> <td>R23- NEW 2419 SQ FT SFR</td> <td>11/2021</td> <td>08/2022</td> <td>171,930</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 1001X	R23- NEW 2419 SQ FT SFR	11/2021	08/2022	171,930
Number	Description	Opened	Closed	Amount															
R21 1001X	R23- NEW 2419 SQ FT SFR	11/2021	08/2022	171,930															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	06/10/2022	374,500	YES										
					/	BLUE CHIP LAND CO LLC	12/02/2021	0	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	97.960	<b>Current Tax</b>										
Remove Cap	2023		Land Value	53,928	53,928	11%	5,932	Assessed	45,015 4,409.67										
Year Frozen			Improvements	399,274	355,298		39,083	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -98.00										
TIF Project ID	0		<b>Total Value</b>	453,202	409,226		45,015	<b>Total Taxable</b>	44,015 4,312.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660105643	MCLAUGHLIN, MICHAL &			40	429,391	1000	42,704	4,183.00										
2024	2024-660105643	MCLAUGHLIN, MICHAL &			40	431,633	1000	41,431	3,980.00										
2023	2023-660105643	MCLAUGHLIN, MICHAL &			40	374,500	1000	40,195	3,767.00										
2022	2022-660105643	MCLAUGHLIN, MICHAL &			40	3,394	0	373	37.00										



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Lot Data		Square-Foot - NBHD 1087 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2063		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,988.00 x 6.00 = 53,928		
Factor Value			
Adjustments	1.0000		
Lot Value	53,928		



\\tsclient\X\Rob Stuff\ROBS NEW CONST\2022-8-16\IMG\_0021.JF 8/16/2022

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,543 / 2,543
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,543
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	668 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	397,624	156.36 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	1	
Indicated Value	199,070	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	399,274		
Lot Value	53,928		
Indicated Value	453,202	178.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	453,202	178.22	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.86	Total Misc Impr	+ 19,088
Roofing Adj	+ 5.81	Garage Cost	+ 38,443
Subfloor Adj	+ -4.58	Total RCN	= 407,422
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 8,148
Plumbing Adj	+ 7.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 399,274
Adj Base Cost	= 137.59	Lot Value	+ 53,928
Total Area	x 2,543	Indicated Value	= 453,202
Adjusted Cost	= 349,891	Value Per SqFt	178.22

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154748	331		331	31.84		10,539
PRCH	Slab Porch - Covered	154749	8x7		56	33.02		1,849
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700



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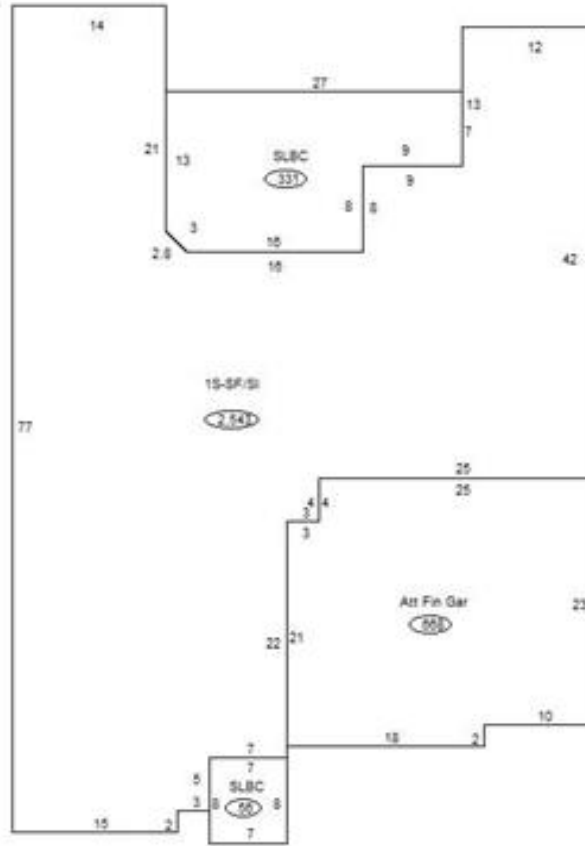
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Sketch Image

660105643



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,543	1.000	2,543
2	G	5		13	Att Fin Gar	668	1.000	668
3	M	PRCH		13	SLBC	331	1.000	331
4	M	PRCH		13	SLBC	56	1.000	56
<b>Total Building Area</b>						<b>2,543</b>		<b>2,543</b>