




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:43:32
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Assessment Data					Primary Image				
Account	660106249				 <p>660106249_001.JPG 10/7/2025</p>				
Parcel ID	000000-0001-001-0-000-00								
Cadastral ID	06-20-15-02710								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	20 - CATOOSA RURAL								
Name ID	340637								
MCFARLAND, WILLIAM H JR & STEPHANIE S									
19340 E CANYON RIDGE RD OWASSO OK 74055-0000									
Parcel Location									
Situs	19340 E CANYON RIDGE RD								
Subdivision	DEER RUN AT STONE CANYON PHASE IV								
Lot/Block	0001 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	6 / 20 / 15 / 5								
Neighborhood	1039 - R-V04, SW OWASSO								
School District	S002 - CATOOSA SCHOOLS								
Legal Description Lat/Long: 36.24098777 -95.76114851									
Building Permits									
LOT 1 BLOCK 1 DEER RUN AT STONE CANYON PHASE IV									
Number	Description	Opened	Closed	Amount					
R22	R23- NEW ADDRESS	01/2022	03/2023						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
	Bk/Pg	Grantor	Date	Price	Code				
	/	MCFARLAND, WILLIAM & STEPHANIE	01/17/2023	0	4				
	/	EXECUTIVE HOMES LLC	01/11/2023	678,000	YES				
	/	C.A.B.O DEVELOPMENT COMPANY LL	03/15/2022	812,500	WB				
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.860	Current Tax	
Remove Cap	2024	Land Value	157,272	157,272	11%	17,300	Assessed	73,814	6,854.37
Year Frozen		Improvements	513,767	513,767		56,514	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	671,039	671,039		73,814	Total Taxable	73,814	6,854.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106249	MCFARLAND, WILLIAM H JR &	20	645,724	0	71,030	6,596.00		
2024	2024-660106249	MCFARLAND, WILLIAM H JR &	20	678,570	0	74,642	6,752.00		
2023	2023-660106249	MCFARLAND, WILLIAM H JR &	20	4,470	0	492	43.00		
2022	2022-660106249	EXECUTIVE HOMES LLC	20	4,470	0	492	43.00		




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Lot Data	Square-Foot - NBHD 1039 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.6469 Topography Street Access Utilities Amenities 0 0 Method Square-Foot Base Lot Value 28,178.00 x 4.71 = 132,809 Factor Value Adjustments 1.1842 Lot Value 157,272		 <p>660106249 09/29/25</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,865 / 2,865
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	675 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2023 / 2

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	503,608	175.78	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	121.35	Total Misc Impr	+	34,814			
Roofing Adj	+ 6.44	Garage Cost	+	43,902			
Subfloor Adj	+ 0.00	Total RCN	=	524,252			
Heat/Cool Adj	+ 18.45	Depreciation (2%)	-	10,485			
Plumbing Adj	+ 9.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	513,767			
Adj Base Cost	= 155.51	Lot Value	+	157,272			
Total Area	x 2,865	Indicated Value	=	671,039			
Adjusted Cost	= 445,536	Value Per SqFt		234.22			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	513,767		
Lot Value	157,272		
Indicated Value	671,039	234.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	671,039	234.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156596	7x5		35	37.22		1,303
PRCH	Slab Porch - Covered	156597	610		610	34.84		21,252
FPPF	Fireplace - Prefabricated			1 2023	1	7,583.24		7,583
GENR	Generator - Residential Standby			1 2023	1	4,676.00		4,676



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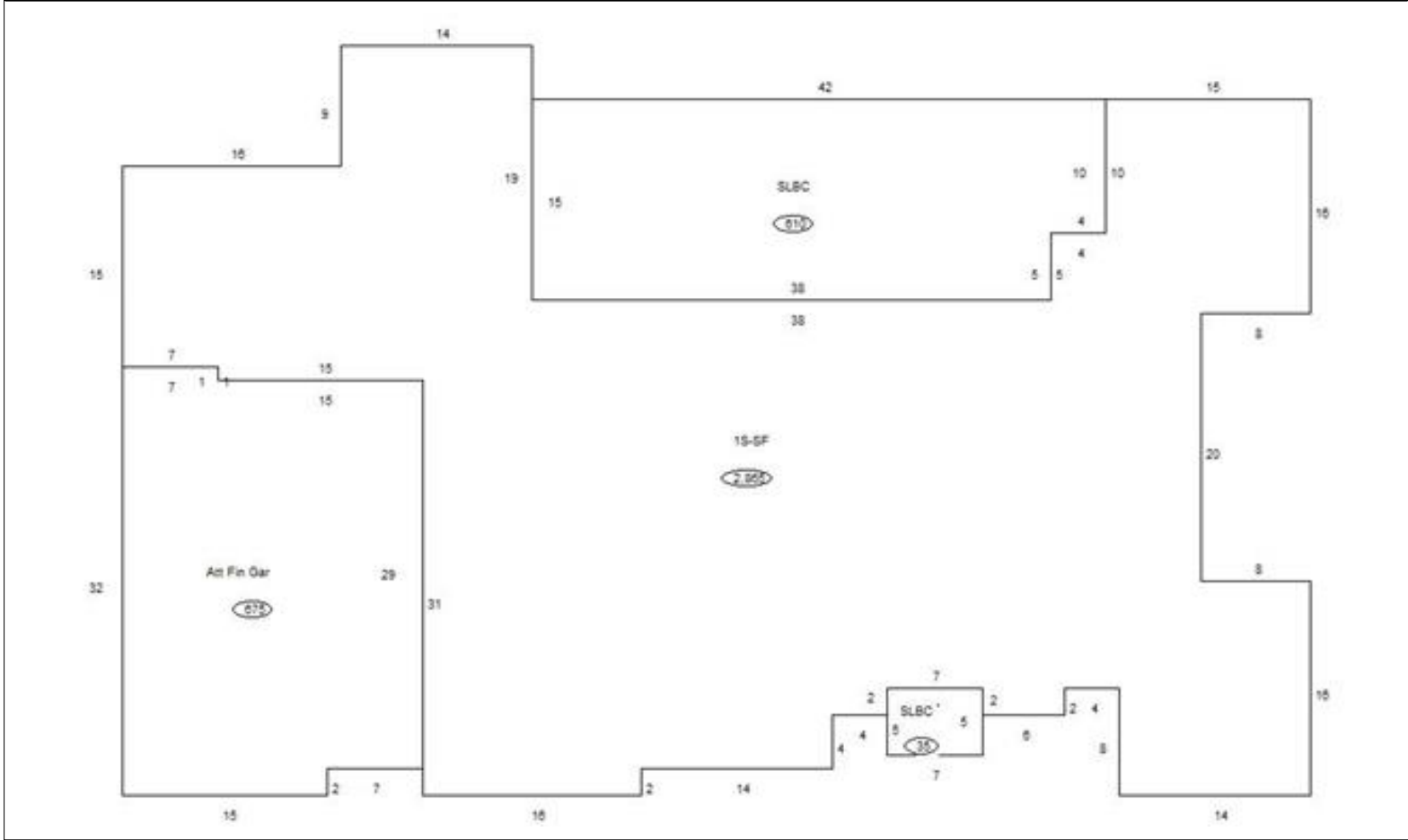
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Sketch Image

660106249



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1		10	1S-SF	2,865	1.000	2,865
2	G	5		10	Att Fin Gar	675	1.000	675
3	M	PRCH		10	SLBC	35	1.000	35
4	M	PRCH		10	SLBC	610	1.000	610
Total Building Area						2,865		2,865