



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 660106272 Parcel ID 000000-0002-015-0-000-00 Cadastral ID 01-20-14-04850 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 342659 MCGUIRE, EDWARD & ALYSSA 19181 E WHITE WILLOW PASS OWASSO OK 74055-0000 Parcel Location Situs 19181 E WHITE WILLOW PASS Subdivision DEER RUN AT STONE CANYON PHASE IV Lot/Block 0015 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-9-20\IMG_0013.JPG 9/20/2023</p>																			
Legal Description Lat/Long: 36.24052070 -95.76296655																								
LOT 15 BLOCK 2 DEER RUN AT STONE CANYON PHASE IV					Building Permits <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>R23 045</td> <td>R24 NEW POOL</td> <td>06/2023</td> <td>11/2023</td> <td>70,000</td> </tr> <tr> <td>R23 050</td> <td>R24 NEW SFR 3804 SQ FT</td> <td>02/2023</td> <td>09/2023</td> <td>235,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 045	R24 NEW POOL	06/2023	11/2023	70,000	R23 050	R24 NEW SFR 3804 SQ FT	02/2023	09/2023	235,000
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R23 045	R24 NEW POOL	06/2023	11/2023	70,000																				
R23 050	R24 NEW SFR 3804 SQ FT	02/2023	09/2023	235,000																				
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					/	EXECUTIVE HOMES LLC	09/21/2023	861,000	YES															
					/	C.A.B.O DEVELOPMENT COMPANY LL	12/30/2022	450,000	WB															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax															
Remove Cap	2024		Land Value	195,962	195,962	11%	21,556	Assessed	97,451															
Year Frozen			Improvements	689,948	689,948		75,895	Penalty	0															
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0															
TIF Project ID	0		Total Value	885,910	885,910		97,451	Total Taxable	97,451															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660106272	MCGUIRE, EDWARD & ALYSSA			3	844,663	0	92,913	9,102.00															
2024	2024-660106272	MCGUIRE, EDWARD & ALYSSA			3	860,998	0	94,709	9,099.00															
2023	2023-660106272	MCGUIRE, EDWARD & ALYSSA			3	4,470	0	492	46.00															
2022	2022-660106272	C.A.B.O DEVELOPMENT COMPANY LLC			3	4,470	0	492	48.00															



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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5437		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	23,685.00 x 5.17 = 122,476		
Factor Value			
Adjustments	1.6000		
Lot Value	195,962		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5.5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,727 / 3,812
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,727
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	918 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 1

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	116.01	Total Misc Impr	+ 33,713
Roofing Adj	+ 5.06	Garage Cost	+ 75,129
Subfloor Adj	+ -4.74	Total RCN	= 664,174
Heat/Cool Adj	+ 20.10	Depreciation (1%)	- 6,642
Plumbing Adj	+ 9.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 657,532
Adj Base Cost	= 145.68	Lot Value	+ 195,962
Total Area	x 3,812	Indicated Value	= 853,494
Adjusted Cost	= 555,332	Value Per SqFt	223.90

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	657,532		
Lot Value	195,962		
Indicated Value	853,494	223.90	Per SqFt
Agland Value			
Site Improvements	32,416		
Total Value	885,910	232.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	158155		95	95	17.04		1,619
PRCH	Slab Porch - Covered	158156	21x13		273	44.39		12,118
PRCH	Slab Porch - Covered	158158	11x8		88	45.61		4,014
FPPF	Fireplace - Prefabricated			1	1	8,258.46		8,258
ODFP	Outdoor Fireplace/Firepit			1	1	7,704.33		7,704



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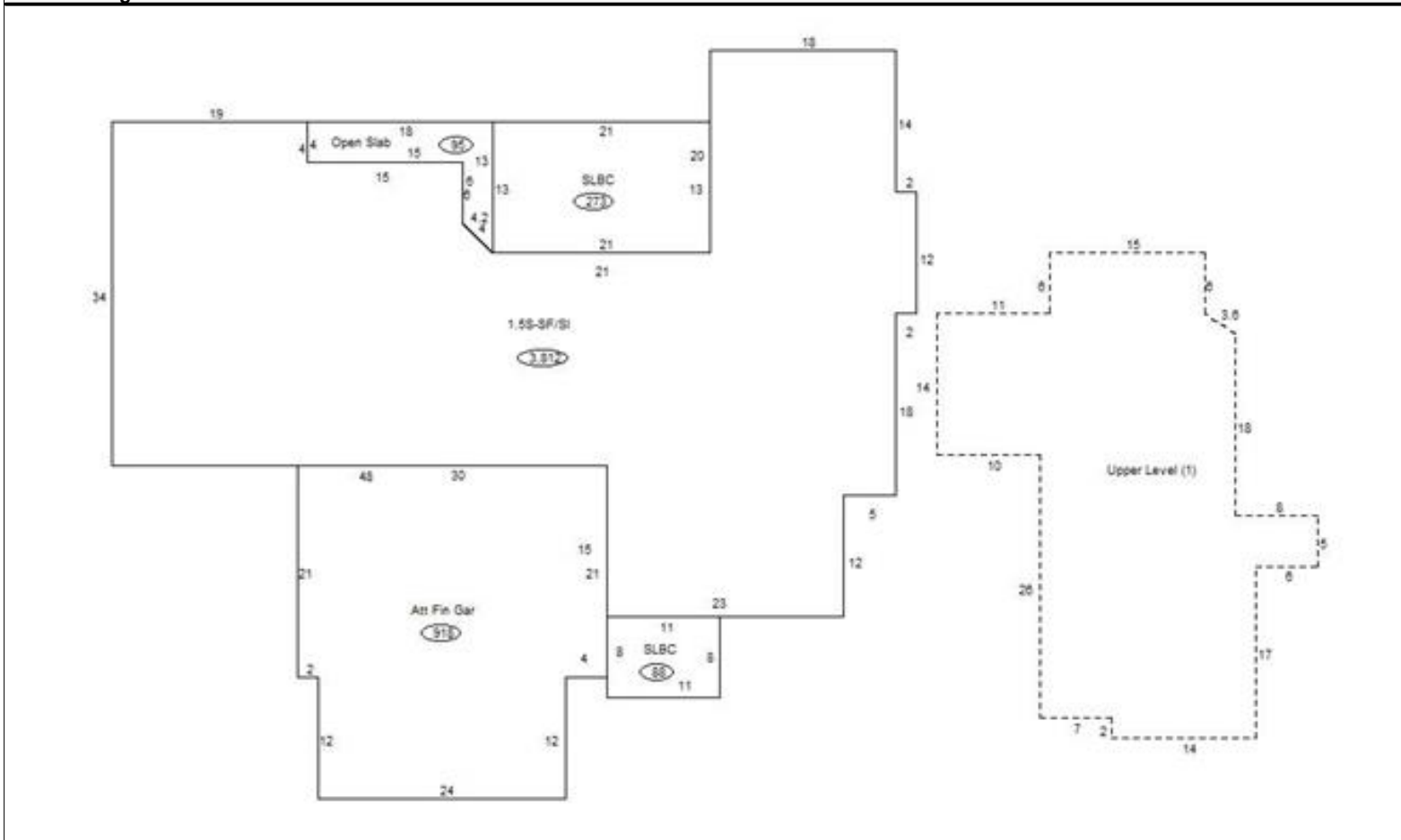
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Sketch Image

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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	1.5S-SF/SI	2,727	1.398	3,812
2	M	PATO		13	Open Slab	95	1.000	95
3	M	PRCH		13	SLBC	273	1.000	273
4	G	5		13	Att Fin Gar	918	1.000	918
5	M	PRCH		13	SLBC	88	1.000	88
6	U	^UL		13	Upper Level (1)	1,085	1.000	1,085
Total Building Area						2,727		3,812



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		576		
	Qual	5	Cond	5	Year	2023	Eff Age	1
				0				
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD		
		Base Cost (59.24 x 576)	34,122	34,122	1,706	32,416		