



# 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	660106412				<p>660106412_001.JPG 1/22/2025</p>				
Parcel ID	21N17E-31-1-00000-006-0000								
Cadastral ID	31-21-17-00560								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 3							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	339531								
MCGILL, YANCE & TAYLOR									
3201 HERITAGE DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	16554 E 520 RD								
Subdivision									
Lot/Block	/	Parcel Size	4.96 - Acres						
Sec/Twn/Rng	31 / 21 / 17 / 1								
Neighborhood	2117 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.26285096 -95.53238728									
E2 W2 NW NE LESS TR DESC 2022-014506 AS BEG SE/C E2 W2 NW NE; S88.3036W 330.045'; N01.2747W 1321.71'; N88.2851E 30'; S01 2747E 721.99'; N88.3101E 300.42'; S01.2803E 599.70' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25 265	NEW MANUFACTURED HOME 16X70 1	09/2025	10/2025	99,950					
R24 053	R25 NEW SFR 2250 SQ FT	02/2024	01/2025	345,000					
S22		06/2022	09/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
/					/	MCGILL JR ROOFING LLC	08/25/2022	0	4
/					/	PHILLIPPI, DANIEL JOSEPH &	04/14/2022	135,000	4
/					/	HALL, KYLE W & MARGARET E HALL	10/18/2021	70,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2023	Land Value	76,012	75,187	11%	8,271	Assessed	42,704	3,546.57
Year Frozen		Improvements	314,476	313,030		34,433	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00
TIF Project ID	0	Total Value	390,488	388,217		42,704	Total Taxable	41,704	3,464.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106412	MCGILL, YANCE & TAYLOR	5	379,925	1000	40,460	3,360.00		
2024	2024-660106412	MCGILL, YANCE & TAYLOR	5	76,012	0	7,796	651.00		
2023	2023-660106412	MCGILL, YANCE & TAYLOR	5	67,497	0	7,425	618.00		
2022	2022-660106412	MCGILL, YANCE & TAYLOR	5	35,946	0	3,954	329.00		



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Lot Data		Square-Foot - NBHD 2117 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	4.9821		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	217,020.00 x .35 = 76,012		
Factor Value			
Adjustments	1.0000		
Lot Value	76,012		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,280 / 2,280
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,280
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	784 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	89.69	Total Misc Impr	+ 39,200
Roofing Adj	+ 4.28	Garage Cost	+ 29,275
Subfloor Adj	+ -2.12	Total RCN	= 320,894
Heat/Cool Adj	+ 12.64	Depreciation ( 2%)	- 6,418
Plumbing Adj	+ 6.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 314,476
Adj Base Cost	= 110.71	Lot Value	+ 76,012
Total Area	x 2,280	Indicated Value	= 390,488
Adjusted Cost	= 252,419	Value Per SqFt	171.27

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	314,476		
Lot Value	76,012		
Indicated Value	390,488	171.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	390,488	171.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	165193	60x8		480	25.42		12,202
PRCH	Porch	165194	746		746	24.91		18,583
FPR1	Fireplace - Residential 1 Story			1 2024	1	5,615.40		5,615
GENR	Generator - Residential Standby			1 2024	1	2,800.00		2,800



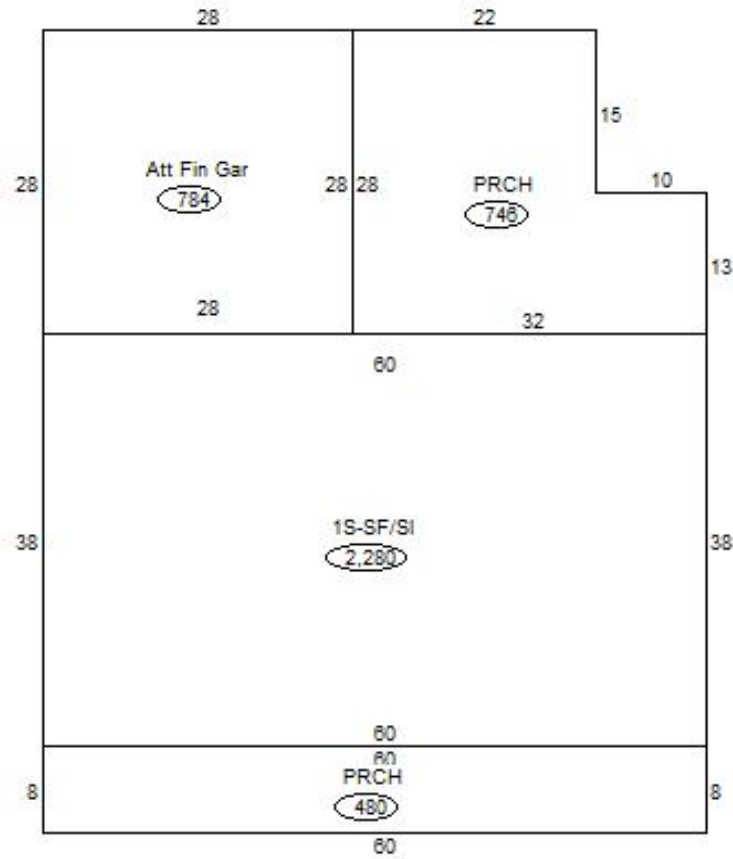
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Sketch Image

660106412



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,280	1.000	2,280
2	G	5		20	Att Fin Gar	784	1.000	784
3	M	PRCH		20	PRCH	480	1.000	480
4	M	PRCH		20	PRCH	746	1.000	746
<b>Total Building Area</b>						2,280		2,280