




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:18:30
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Assessment Data					Primary Image																																																																																																																				
Account 660001799 Parcel ID 000000-00-0-00960-001-0006 Cadastral ID 03-19-16-01720 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 317762 ROGERS, PHILLIP M & CANDACE L 20586 E 47TH ST BROKEN ARROW OK 74014-0000 Parcel Location Situs 13652 E 590 RD Subdivision YEAGERS SUNNY SLOPE II Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 19 / 16 / 5 Neighborhood 1057 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0924\IMG_0049. 9/24/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.16191459 -95.58763955 LOT 6 BLOCK 1 YEAGERS SUNNY SLOPE 2																																																																																																																									
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Lot Data	Square-Foot - NBHD 1057 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.4803 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 64,480.00 x .42 = 27,010 Factor Value Adjustments 1.0000 Lot Value 27,010		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0924\IMG_0049. 9/24/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,062 / 2,062
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,062
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	234,253	113.60	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	104.54	Total Misc Impr	+	35,118			
Roofing Adj	+ 4.57	Garage Cost	+	22,280			
Subfloor Adj	+ -2.43	Total RCN	=	318,963			
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	140,344			
Plumbing Adj	+ 7.53	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	178,619			
Adj Base Cost	= 126.85	Lot Value	+	27,010			
Total Area	x 2,062	Indicated Value	=	205,629			
Adjusted Cost	= 261,565	Value Per SqFt		99.72			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	178,619		
Lot Value	27,010		
Indicated Value	205,629	99.72	Per SqFt
Agland Value			
Site Improvements	7,055		
Total Value	212,684	103.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
EPSW	Enclosed Porch - Solid Wall	4657	24x14		336	68.03		22,858
PRCH	SLAB PORCH - COVERED	4659	25x7		175	26.38		4,617
PRCH	SLAB PORCH - COVERED	4660	76		76	26.69		2,028



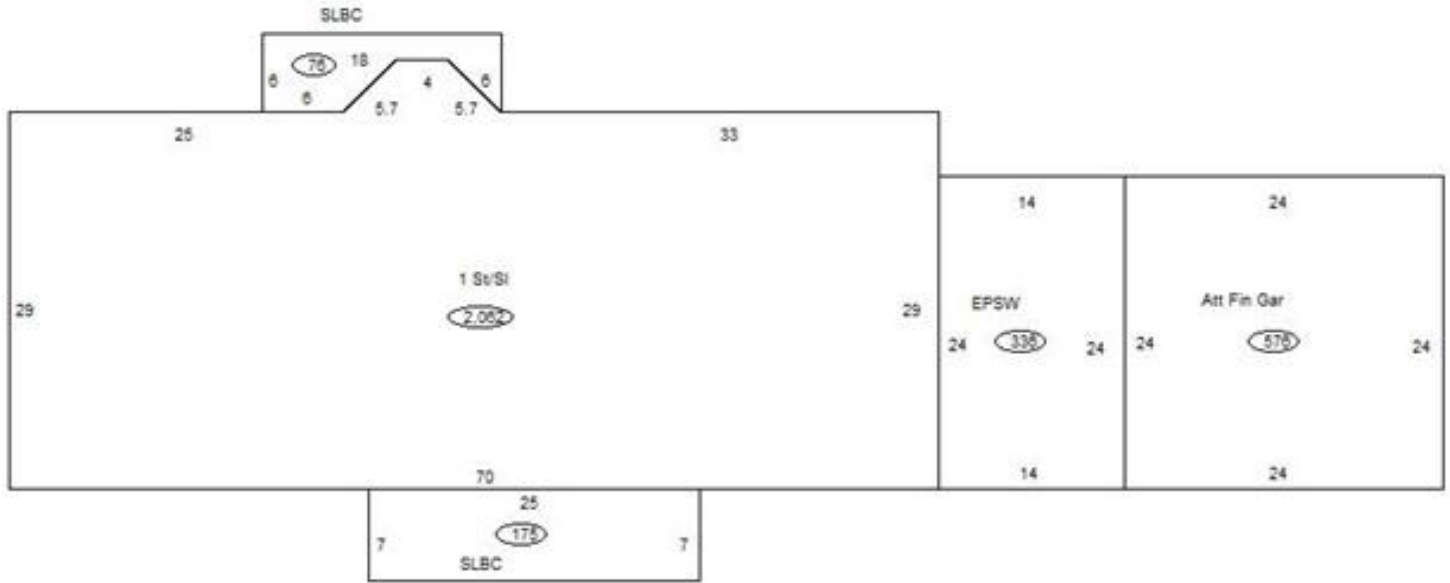
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,062	1.000	2,062
2	M	EPSW		13	EPSW	336	1.000	336
3	G	5		13	Att Fin Gar	576	1.000	576
4	M	PRCH		13	SLBC	175	1.000	175
5	M	PRCH		13	SLBC	76	1.000	76
Total Building Area						2,062		2,062



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x28x10	Dirt	Formed Metal	560
Qual	3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)		RCNLD
Base Cost (4.71 x 560)		2,638		2,638	185	2,453
SHDS	Shed - Small		12x18x6	Plank	Formed Metal	216
Qual	4	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (25.98 x 216)		5,612		5,612	3,311	2,301
SHDS	Shed - Small		12x18x6	Plank	Formed Metal	216
Qual	4	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (25.98 x 216)		5,612		5,612	3,311	2,301