




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:18:42
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Assessment Data					Primary Image																																																																																																																			
Account 660001808 Parcel ID 000000-00-0-00960-001-0014 Cadastral ID 03-19-16-01800 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 272629 WALSH, THOMAS P & CAROL L 13712 E YEAGERS WAY INOLA OK 74036-0000 Parcel Location Situs 13712 E YEAGERS WAY Subdivision YEAGERS SUNNY SLOPE II Lot/Block 0014 / 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_0927\IMG_0038. 9/27/2021</p>																																																																																																																			
Legal Description Lot/Long: 36.16095323 -95.58824712 LOT 14 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 1.3792 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 60,079.00 x .43 = 25,910 Factor Value Adjustments 1.0000 Lot Value 25,910		

\\tsclient\C\Users\Randy Necessary\Pictures\101_0927\IMG_0038. 9/27/2021

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,584 / 1,584
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,584
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	1976 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	185,618	117.18	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	113.43	Total Misc Impr	+	12,166			
Roofing Adj	+ 4.71	Garage Cost	+	19,457			
Subfloor Adj	+ -2.33	Total RCN	=	245,241			
Heat/Cool Adj	+ 12.64	Depreciation (37%)	-	90,739			
Plumbing Adj	+ 6.41	Lump Sums	+	38,136			
Basement Adj	+ 0.00	RCNLD	=	192,638			
Adj Base Cost	= 134.86	Lot Value	+	25,910			
Total Area	x 1,584	Indicated Value	=	218,548			
Adjusted Cost	= 213,618	Value Per SqFt		137.97			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	192,638		
Lot Value	25,910		
Indicated Value	218,548	137.97	Per SqFt
Agland Value			
Site Improvements	2,745		
Total Value	221,293	139.71	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
PRCH	SLAB PORCH - COVERED	4687	20x6		120	26.55		3,186
PATO	SLAB PORCH - OPEN	4688	12x6		72	11.48		827
EPSW	ENCLOSED PORCH - SOLID WALL	4689	6x6		36	70.51		2,538
GRDT	Garage - Detached	186698	50x28		1,400	27.24		38,136



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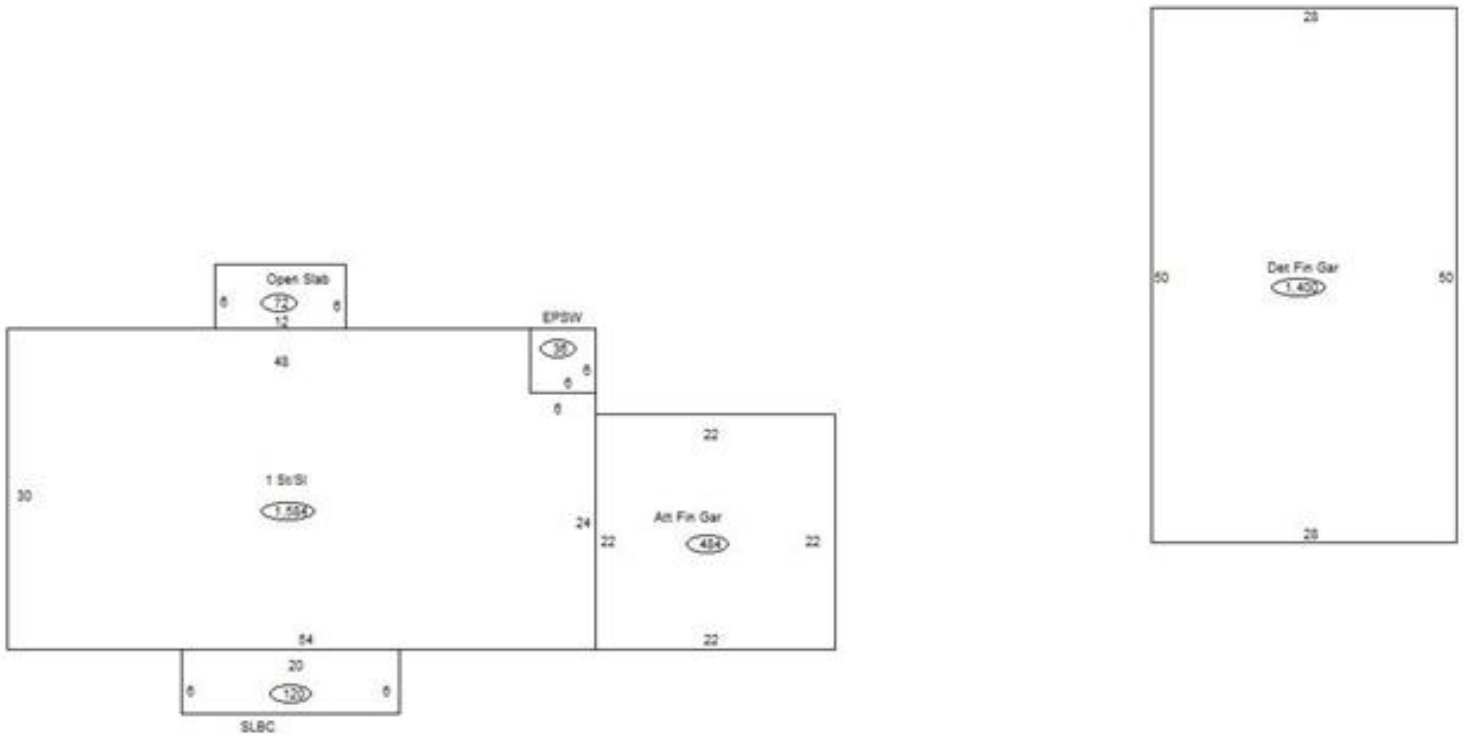
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,584	1.000	1,584
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PATO		13	Open Slab	72	1.000	72
5	M	EPSW		13	EPSW	36	1.000	36
6	G	6		13	Det Fin Gar	1,400	1.000	1,400
Total Building Area						1,584		1,584



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x20x8	Plank	Composition Shingle	320
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (20.92 x 320)	6,694		6,694	2,745