



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 08:48:42
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Assessment Data					Primary Image														
Account 660001812 Parcel ID 000000-00-0-00960-001-0019 Cadastral ID 03-19-16-01850 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 168864 MCAFEE, TIMOTHY W 13872 E YEAGERS WAY INOLA OK 74036-0000 Parcel Location Situs 13872 E YEAGERS WAY Subdivision YEAGERS SUNNY SLOPE II Lot/Block 0019 / 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\TOMS PC PICS\2017-06-05 06-05-2017\06-05-2017 04 6/6/2017</p>														
Legal Description Lot/Long: 36.16095419 -95.58509655																			
LOT 19 BLOCK 1 YEAGERS SUNNY SLOPE 2					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>R2015 11 3</td> <td>R16-NEW 40X50 2000 SQ FT POLE BAI</td> <td>11/2015</td> <td>01/2016</td> <td>33,500</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2015 11 3	R16-NEW 40X50 2000 SQ FT POLE BAI	11/2015	01/2016	33,500
Number	Description	Opened	Closed	Amount															
R2015 11 3	R16-NEW 40X50 2000 SQ FT POLE BAI	11/2015	01/2016	33,500															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax										
Remove Cap	0	Land Value	26,418	20,165	11%	2,218	Assessed	19,339	1,548.28										
Year Frozen	0	Improvements	217,618	155,644		17,121	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00										
TIF Project ID	0	Total Value	244,036	175,809		19,339	Total Taxable	18,339	1,468.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001812	MCAFEE, TIMOTHY W			2	193,673	1000	17,776	1,423.00										
2024	2024-660001812	MCAFEE, TIMOTHY W			2	198,542	1000	17,229	1,385.00										
2023	2023-660001812	MCAFEE, TIMOTHY W			2	160,892	1000	16,698	1,345.00										
2022	2022-660001812	MCAFEE, TIMOTHY W			2	156,837	1000	16,252	1,318.00										
2021	2021-660001812	MCAFEE, TIMOTHY W			2	164,193	1000	17,024	1,364.00										
2020	2020-660001812	MCAFEE, TIMOTHY W			2	163,001	1000	16,499	1,333.00										
2019	2019-660001812	MCAFEE, TIMOTHY W			2	154,453	1000	15,990	1,321.00										
2018	2018-660001812	MCAFEE, TIMOTHY W			2	161,834	1000	16,802	1,403.00										
2017	2017-660001812	MCAFEE, TIMOTHY W			2	159,497	1000	16,545	1,392.00										
2016	2016-660001812	MCAFEE, TIMOTHY W			2	156,114	1000	16,173	1,376.00										
2015	2015-660001812	MCAFEE, TIMOTHY W			2	129,745	1000	13,272	1,152.00										
2014	2014-660001812	MCAFEE, TIMOTHY W			2	132,341	1000	13,058	1,172.00										
2013	2013-660001812	MCAFEE, TIMOTHY W			2	125,787	1000	12,648	1,065.00										



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Lot Data		Square-Foot - NBHD 1057 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.4259		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	62,111.00 x .43 = 26,418		
Factor Value			
Adjustments	1.0000		
Lot Value	26,418		



\\tsclient\C\TOMS PC PICS\2017-06-05 06-05-2017\06-05-2017 04 6/6/2017

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,616 / 1,616
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,616
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	672 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	253,346 156.77 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	166,302
Lot Value	26,418
Indicated Value	192,720 119.26 Per SqFt
Agland Value	
Site Improvements	51,316
Total Value	244,036 151.01 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.82	Total Misc Impr	+ 21,197
Roofing Adj	+ 4.80	Garage Cost	+ 25,341
Subfloor Adj	+ -2.31	Total RCN	= 263,971
Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 97,669
Plumbing Adj	+ 9.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 166,302
Adj Base Cost	= 134.55	Lot Value	+ 26,418
Total Area	x 1,616	Indicated Value	= 192,720
Adjusted Cost	= 217,433	Value Per SqFt	119.26

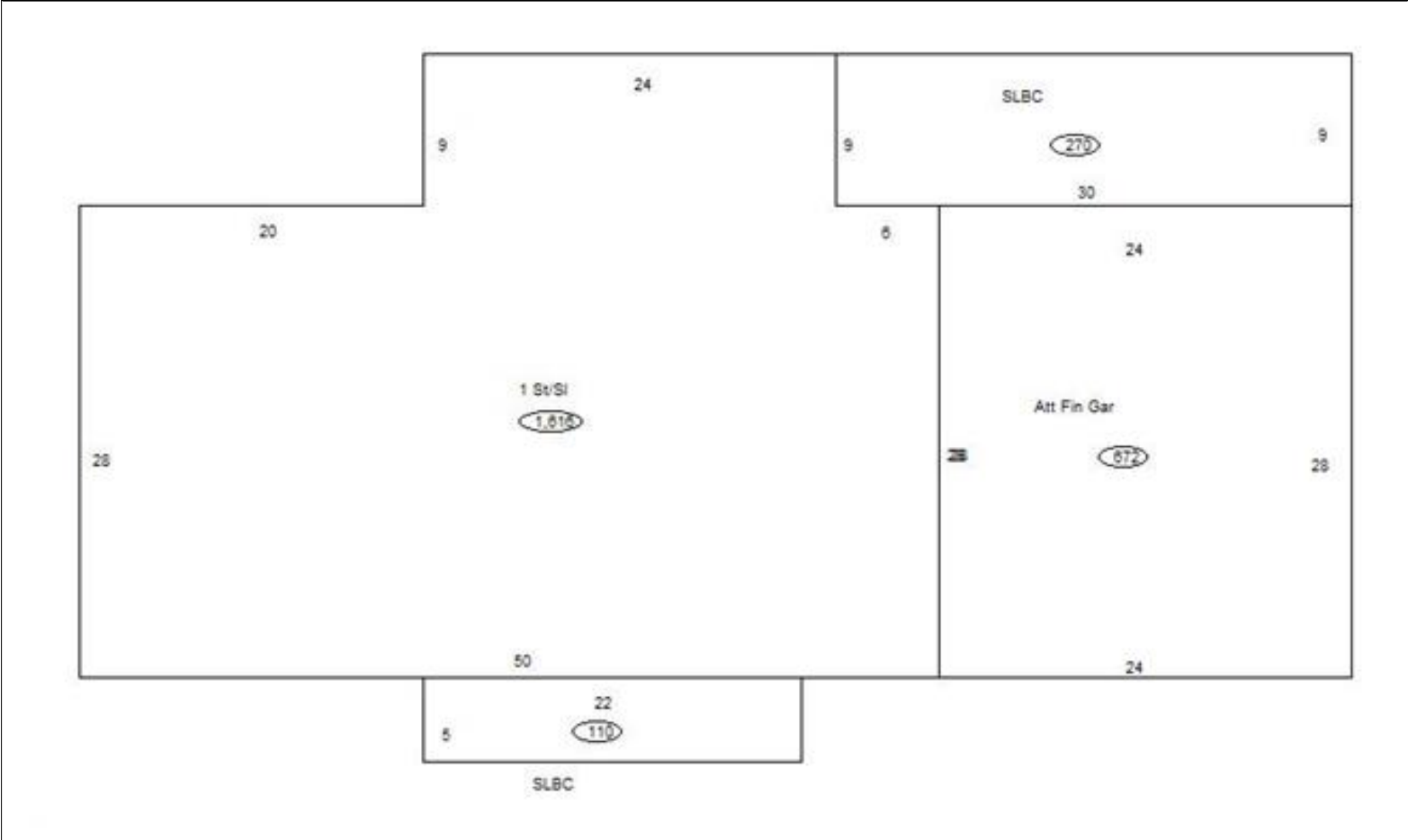
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	5,615.40		11,231
PRCH	SLAB PORCH - COVERED	4707	22x5		110	26.58		2,924
PRCH	SLAB PORCH - COVERED	4708	30x9		270	26.08		7,042



Sketch Image

660001812



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,616	1.000	1,616
2	G	5		10	Att Fin Gar	672	1.000	672
3	M	PRCH		10	SLBC	110	1.000	110
4	M	PRCH		10	SLBC	270	1.000	270
Total Building Area						1,616		1,616



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		10x20x7	Plank	Formed Metal	200
Qual	3.5	Cond 3	Year 2021	Eff Age 4		

Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (24.53 x 200)	4,906		4,906	932	3,974

UTIL	Utility Building		50x40x10	Concrete	Formed Metal	2,000
Qual	3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (27.26 x 2,000)	54,520		54,520	8,178	46,342

SHIP	Shipping/Storage Container		8x20x0			160
Qual	3	Cond 3	Year 0	Eff Age 0		

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (6.25 x 160)	1,000		1,000		1,000