



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 660001826 Parcel ID 000000-00-0-00963-001-0014 Cadastral ID 03-19-16-02000 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 348580 WINDY POINT INVESTMENTS LLC 7929 E 77TH ST TULSA OK 74133-0000 Parcel Location Situs 31285 S YEAGERS ST Subdivision YEAGERS SUNNY SLOPE III 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_0928\IMG_0024. 9/28/2021</p>																																								
Legal Description Lat/Long: 36.15770564 -95.59755347 LOT 14 BLOCK 1 YEAGERS SUNNY SLOPE 3	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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount																																			
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Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2026	Land Value	50,566	50,566	11%	5,562	Assessed	21,246	1,700.95
Year Frozen	0	Improvements	142,579	142,579		15,684	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	193,145	193,145		21,246	Total Taxable	21,246	1,701.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660001826	CODY, JUSTIN & EMILY	2	175,419	0	19,296	1,545.00	
2024	2024-660001826	O'HANISON, CONNIE	2	183,899	0	19,239	1,547.00	
2023	2023-660001826	O'HANISON, CONNIE	2	166,573	0	18,323	1,476.00	
2022	2022-660001826	O'HANISON, CONNIE	2	166,573	0	18,323	1,486.00	
2021	2021-660001826	O'HANISON, CONNIE	2	170,919	0	18,801	1,507.00	
2020	2020-660001826	O'HANISON, CONNIE	2	169,838	0	18,682	1,509.00	
2019	2019-660001826	O'HANISON, CONNIE	2	162,250	0	17,848	1,475.00	
2018	2018-660001826	O'HANISON, CONNIE	2	166,242	0	18,287	1,527.00	
2017	2017-660001826	O'HANISON, CONNIE	2	163,033	0	17,934	1,509.00	
2016	2016-660001826	ROST, LAUREN & TIM A	2	140,000	1000	14,400	1,225.00	
2015	2015-660001826	ROST, LAUREN & TIM A	2	140,000	1000	14,400	1,249.00	
2014	2014-660001826	ROST, LAUREN & TIM A	2	102,147	0	11,236	1,009.00	
2013	2013-660001826	PICKETT, JOHN A &	2	98,057	0	10,786	908.00	



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Lot Data		Square-Foot - NBHD 1057 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.0542		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	176,599.00 x .29 = 50,566		
Factor Value			
Adjustments	1.0000		
Lot Value	50,566		



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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	1,340 / 1,340
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1972 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	164,820	123.00	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	111.96	Total Misc Impr	+ 8,801				
Roofing Adj	+ 4.89	Garage Cost	+ 19,457				
Subfloor Adj	+ 0.00	Total RCN	= 207,925				
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 74,853				
Plumbing Adj	+ 4.59	Lump Sums	+ 6,025				
Basement Adj	+ 0.00	RCNLD	= 139,097				
Adj Base Cost	= 134.08	Lot Value	+ 50,566				
Total Area	x 1,340	Indicated Value	= 189,663				
Adjusted Cost	= 179,667	Value Per SqFt	141.54				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,097		
Lot Value	50,566		
Indicated Value	189,663	141.54	Per SqFt
Agland Value			
Site Improvements	3,482		
Total Value	193,145	144.14	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
SHLT	STORM SHELTER	0		1	2017	0.00		
PRCH	SLAB PORCH - COVERED	4740	120		120	26.55		3,186
WODC	Wood Deck - Covered	4741	26x13		338	29.71	40%	6,025



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Data provided by LISA DELOZIER County Assessor

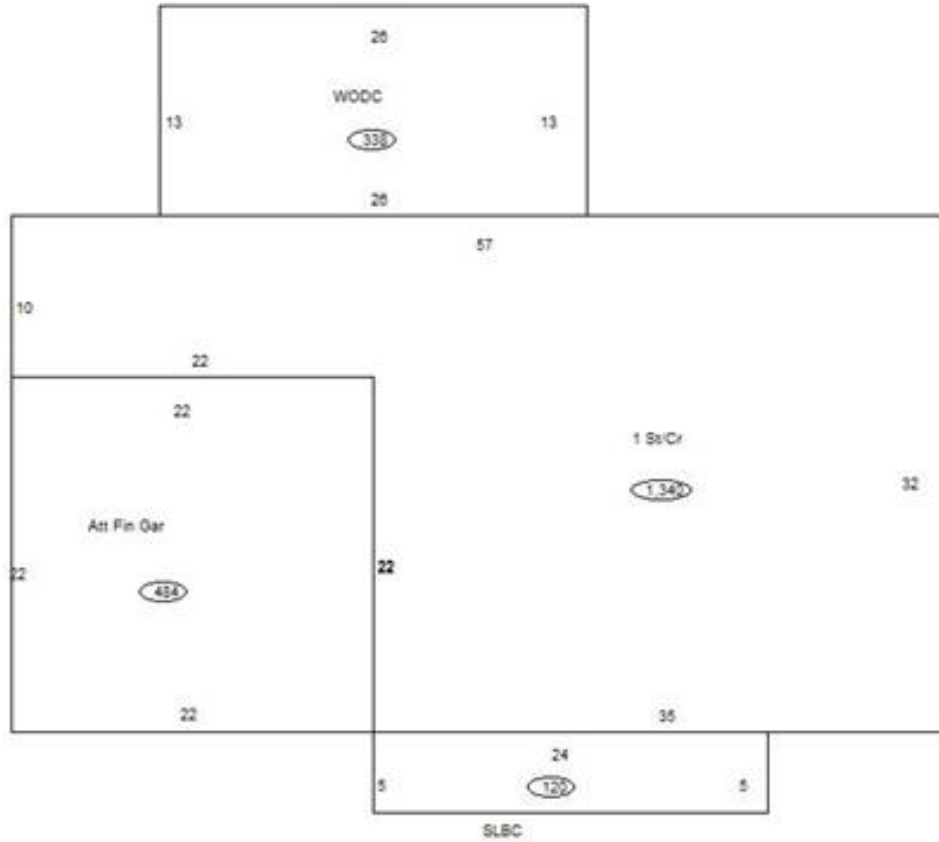
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,340	1.000	1,340
2	G	5		10	Att Fin Gar	484	1.000	484
3	M	PRCH		10	SLBC	120	1.000	120
4	M	WODC		10	WODC	338	1.000	338
Total Building Area						1,340		1,340



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	18x36x7	Dirt	Formed Metal	648
	Qual 5	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
Base Cost (9.95 x 648)	6,448		6,448	2,966	3,482