




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 660005898 Parcel ID 19N17E-07-2-00000-000-0000 Cadastral ID 07-19-17-00100 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 300863 EAVES, JOE DON & BRECKELYN PO BOX 582584 TULSA OK 74158-0000 Parcel Location Situs 16450 E 600 RD Subdivision Lot/Block / Parcel Size 473.73 - Acres Sec/Twn/Rng 7 / 19 / 17 / 2 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0617\IMG_0053. 6/25/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.14246234 -95.53072961 LOTS 1, 2 & 3, LESS 1.13 AC RD & E2 NW & NE SW & NE & N2 SE																																																																																																																									
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
	FLOOD ZONE							
Method	Units-Buildable							
Base Lot Value				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0617\IMG_0053. 6/25/2021</p>				
Factor Value				GRM Approach				
Adjustments				<p>GRM Code</p> <p>Gross Rent 0.00</p> <p>Indicated Value</p>				
Lot Value				Multiple Regression				
Residential Data				<p>MRA Code</p> <p>Adjusted R</p> <p>Indicated Value</p>				
Type	1 Single Family Residence			Direct Comparables				
Condition	4 - Good			<p>Selection Model 1 Res</p> <p>Adjustment Model A2 AO Test</p> <p>Comparables</p> <p>Indicated Value</p>				
Quality	4 - Good			Value Reconciliation				
Architecture	TRAD TRADITIONAL			<p>Selected Approach Cost Approach</p> <p>Improvements 686,301</p> <p>Lot Value 686,301 131.20 Per SqFt</p> <p>Agland Value 68,568</p> <p>Site Improvements 170,094</p> <p>Total Value 1,611,264 308.02 Total Value Per SqFt</p>				
Style	100% 1 1/2 Story Finished							
Exterior Wall	30% Frame, Stucco 70% Veneer, Masonry							
Base/Total Area	3,753 / 5,231							
Style	100% 1 1/2 Story Finished							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	3,753							
Fixture/RghIn	19 /							
Bed/F/H Bath	4 / 4.0 / 1.0							
Basement Area								
Garage Type	954 Attached Garage - Finished							
Remodel								
Year/Eff Age	2019 / 4							
Cost Approach		Manual : 01/2025						
Base Cost	93.51	Total Misc Impr	+ 47,898					
Roofing Adj	+ 3.93	Garage Cost	+ 54,292					
Subfloor Adj	+ -3.08	Total RCN	= 714,897					
Heat/Cool Adj	+ 16.31	Depreciation (4%)	- 28,596					
Plumbing Adj	+ 6.46	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 686,301					
Adj Base Cost	= 117.13	Lot Value	+ 686,301					
Total Area	x 5,231	Indicated Value	= 686,301					
Adjusted Cost	= 612,707	Value Per SqFt	131.20					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		3	3	7,243.87		21,732
PRCH	SLAB PORCH - COVERED	144682	7x6		42	33.06		1,389
PRCH	SLAB PORCH - COVERED	144684	6x4		24	33.12		795
PRCH	SLAB PORCH - COVERED	144687	544		544	31.18		16,962
PRCH	SLAB PORCH - COVERED	144688	218		218	32.20		7,020



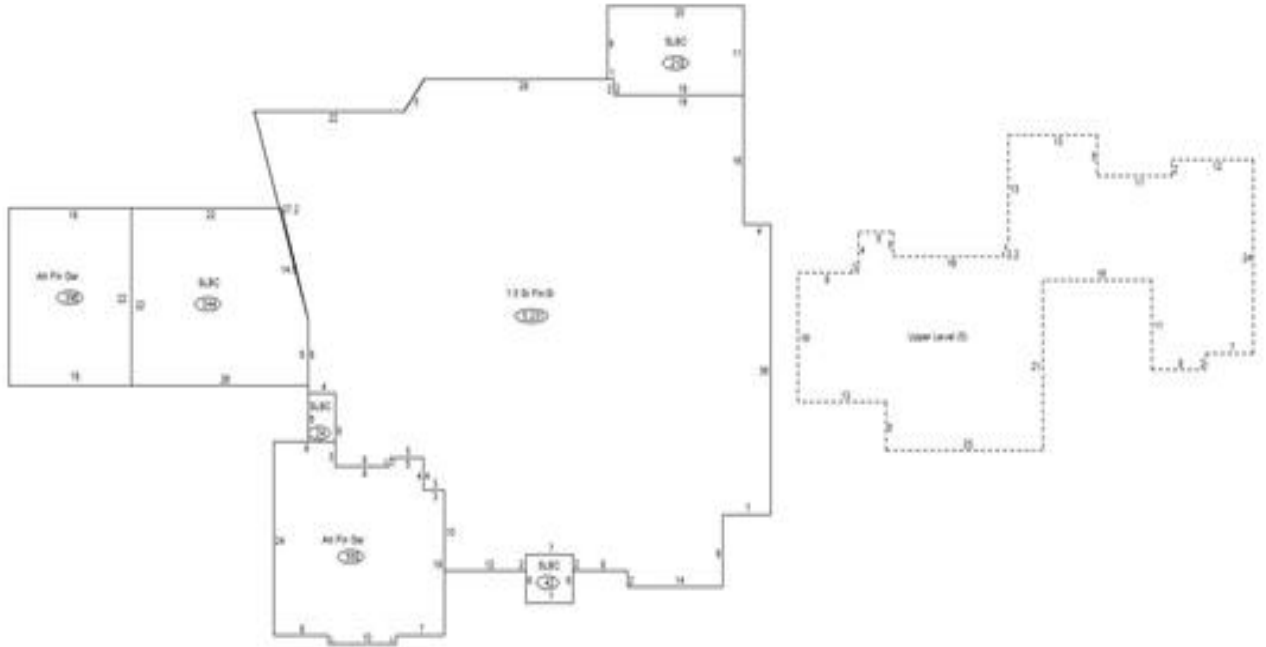
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	42	1.000	42
2	G	5		13	Att Fin Gar	558	1.000	558
3	M	PRCH		13	SLBC	24	1.000	24
4	G	5		13	Att Fin Gar	396	1.000	396
5	R	5	Slab	13	1.5 St Fin/SI	3,753	1.394	5,231
6	M	PRCH		13	SLBC	544	1.000	544
7	M	PRCH		13	SLBC	218	1.000	218
8	U	^UL		13	Upper Level (5)	1,478	1.000	1,478
Total Building Area						3,753		5,231



Rogers


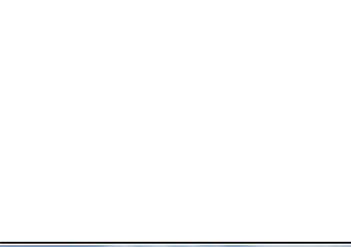



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	74x50x0	Concrete	Formed Metal	3,700
	Qual	6	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	
	Base Cost (37.21 x 3,700)		137,677	137,677	9,637	128,040
	LNT0	Lean To - Attached	0x0x0	Concrete	Formed Metal	484
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	
	Base Cost (13.28 x 484)		6,428	6,428	1,607	4,821
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		750
	Qual	3	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	
	Base Cost (48.99 x 750)		36,743	36,743	9,921	26,822
	PLHR	Pool House - Residential	12x6x0	Concrete	Composition Shingle	72
	Qual	4	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ % Func)	
	Base Cost (133.10 x 72)		9,583	9,583	575	9,008
	PRCH	Porch	12x6x8	Concrete	Composition Shingle	72
	Qual	3	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (27% Phys/ % Func)	
	Base Cost (26.70 x 72)		1,922	1,922	519	1,403



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			83.741	122	122	10,250	10,250
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			98.440	54	54	5,316	5,316
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			32.135	192	192	6,170	6,170
CO	COLLINSVILLE STONY LOAM	NTV PST	22			36.422	53	53	1,923	1,923
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			60.563	168	168	10,175	10,175
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			31.927	192	192	6,130	6,130
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			121.615	235	235	28,604	28,604
W	WATER	TMBR	0			8.887	0	0	0	0
TMBR Totals						473.730			68,568	68,568
Total Agland						473.730			68,568	68,568