



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 660006505 Parcel ID 22N16E-07-2-00000-000-0000 Cadastral ID 07-22-16-00100 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 348279 FREEBY, GARY EDGAR LIVING TRUST 15 E 5TH ST STE 3800 TULSA OK 74103-0000 Parcel Location Situs 10302 E HWY 88 Subdivision Lot/Block / Parcel Size 39.71 - Acres Sec/Twn/Rng 7 / 22 / 16 / 2 Neighborhood 6030 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-9\IMG_001: 11/9/2022</p>														
Legal Description Lat/Long: 36.40691345 -95.64857422																			
LOT 1					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	FREEBY RANCH LLC	02/07/2025	0	4										
					/	HARRIS, HOWARD A TRUST	04/15/2022	580,000	WG										
					2583/836	HARRIS, HOWARD A	08/01/2016	0	WB										
					795/264			0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax										
Remove Cap	2023		Land Value	5,566	5,566	11%	612	Assessed	30,056										
Year Frozen	0		Improvements	305,141	267,679		29,444	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	310,707	273,245		30,056	Total Taxable	30,056										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006505	FREEBY, GARY EDGAR			11	272,176	0	29,182	2,986.00										
2024	2024-660006505	FREEBY RANCH LLC			11	282,949	0	28,332	2,910.00										
2023	2023-660006505	FREEBY RANCH LLC			11	250,060	0	27,507	2,882.00										
2022	2022-660006505	FREEBY RANCH LLC			11	241,506	1000	25,566	2,711.00										
2021	2021-660006505	HARRIS, HOWARD A TRUST			11	246,425	1000	26,107	2,671.00										
2020	2020-660006505	HARRIS, HOWARD A TRUST			11	242,074	1000	25,584	2,702.00										
2019	2019-660006505	HARRIS, HOWARD A TRUST			11	234,632	1000	24,810	2,586.00										
2018	2018-660006505	HARRIS, HOWARD A TRUST			11	252,363	1000	26,702	2,812.00										
2017	2017-660006505	HARRIS, HOWARD A TRUST			11	249,543	1000	25,896	2,664.00										
2016	2016-660006505	HARRIS, HOWARD A			11	242,973	1000	25,113	2,600.00										
2015	2015-660006505	HARRIS, HOWARD A			11	237,785	1000	24,352	2,543.00										
2014	2014-660006505	HARRIS, HOWARD A			11	240,380	1000	23,613	2,468.00										
2013	2013-660006505	HARRIS, HOWARD A			11	232,352	1000	22,896	2,353.00										



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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	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,748 / 3,748
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,748
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 41



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	97.53	Total Misc Impr	+ 33,694				
Roofing Adj	+ 4.26	Garage Cost	+ 0				
Subfloor Adj	+ -2.01	Total RCN	= 477,232				
Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 224,299				
Plumbing Adj	+ 5.92	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 252,933				
Adj Base Cost	= 118.34	Lot Value	+ 0				
Total Area	x 3,748	Indicated Value	= 252,933				
Adjusted Cost	= 443,538	Value Per SqFt	67.48				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,933		
Lot Value			
Indicated Value	252,933	67.48	Per SqFt
Agland Value	5,566		
Site Improvements	52,208		
Total Value	563,640	150.38	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	16011	30x10		300	25.99		7,797
PRCH	SLAB PORCH - COVERED	16012	20x7		140	26.49		3,709
PRCH	SLAB PORCH - COVERED	16013	30x22		660	25.11		16,573



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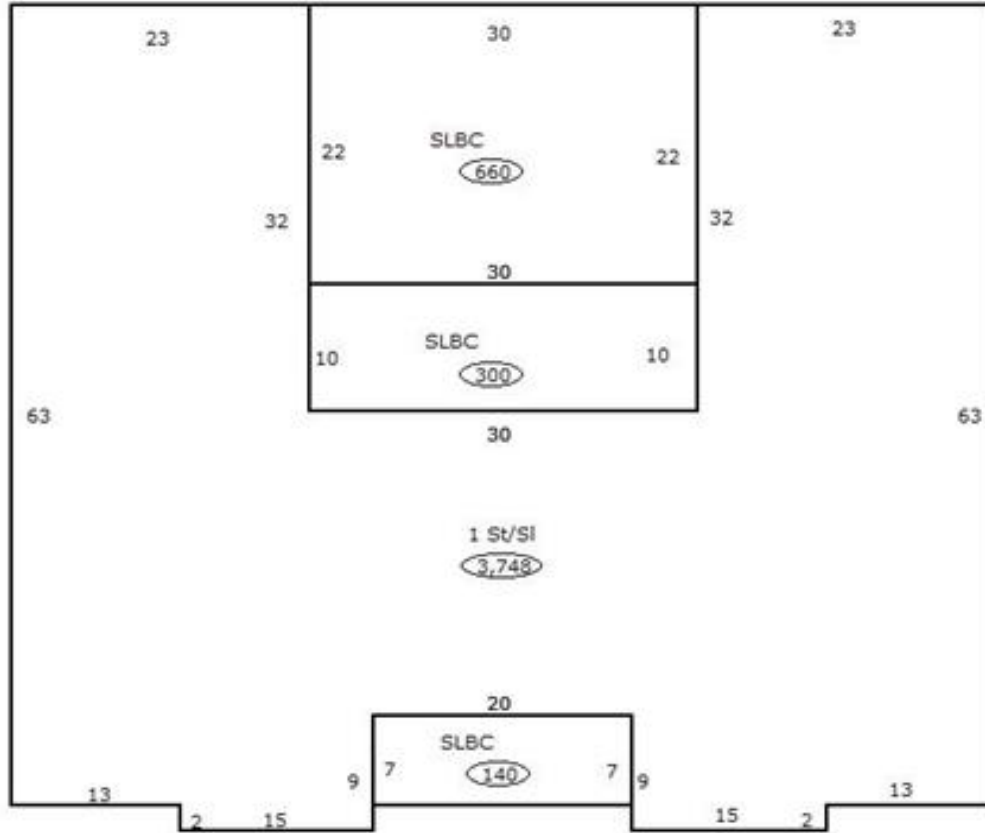
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Sketch Image

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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	3,748	1.000	3,748
2	M	PRCH		13	SLBC	300	1.000	300
3	M	PRCH		13	SLBC	140	1.000	140
4	M	PRCH		13	SLBC	660	1.000	660
Total Building Area						3,748		3,748



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)		36,300		36,300	14,520
	BARN	BARN	0x0x0			2,496
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (8.79 x 2,496)		21,940		21,940	8,776
	BARN	BARN	0x0x0			720
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 720)		7,546		7,546	5,282
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	10,000



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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
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			1.321	108	108	143	143
RS	ROUGH STONY LAND	TMBR	20			.131	36	36	5	5
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			14.270	187	187	2,671	2,671
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			22.775	121	121	2,747	2,747
W	WATER	TMBR	0			1.213	0	0	0	0
TMBR Totals						39.710			5,566	5,566
Total Agland						39.710			5,566	5,566