



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 05:30:19
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660006506 Parcel ID 22N16E-07-1-00000-000-0000 Cadastral ID 07-22-16-00200 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 14022 S HWY 88 Subdivision Lot/Block / Parcel Size 56.33 - Acres Sec/Twn/Rng 7 / 22 / 16 / 1 Neighborhood 6030 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.40630187 -95.63500187																																																																																																																									
NE LYING W OF HWY 88 LESS S2 SE NE & SE LYING W OF HWY 88 AND LYING N OF PSO RR ROW LESS THE NE SE & LESS THE PORTION CONTAINED IN TR DESC BEG NW/C NE; S88.3608E 859.60'; S14.5733W 3448.72'; CURVE LEFT RAD 2914.83' DIST 845.44 CHORD N82.5609W 842.48'; S88.4518W 362.61'; N15.0351E 3320.33'; N88.3625E					Building Permits																																																																																																																				
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
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		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-9\IMG_001 11/9/2022

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	7,524
Site Improvements	15,610
Total Value	23,134 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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660006506

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			4,320
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
Base Cost (8.03 x 4,320)		34,690	34,690	19,080		15,610



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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Value Model			
Value Method			
Base Lot Value	x .00 =		
Factor Value	0		
Adjustments			
Lot Value			
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	933443
Total Building Area	16,000	Image Date	7/28/2020
Total Base Value	399,640	Name	IMG_0010.JPG
Modifier Value		Description	C:\Users\TA\Desktop\VIS INSP PHOTOS TOM\2020-07-07\IMG_0010.JPG
Misc Improvements			
Replacement Cost New	399,640		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	375,661		
Economic Depreciation			
RCNLD (All Sources)	375,661		
Depreciated Improvements			
Outbuilding Value	99,173		
Total Improvement Value	474,834		
Land Value			
Cost Approach Value	474,834	29.68/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	99,173
Miscellaneous Income		Land Value	
Effective Gross Income (EGI)		Total Appraised Value	474,834 29.68/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



Rogers

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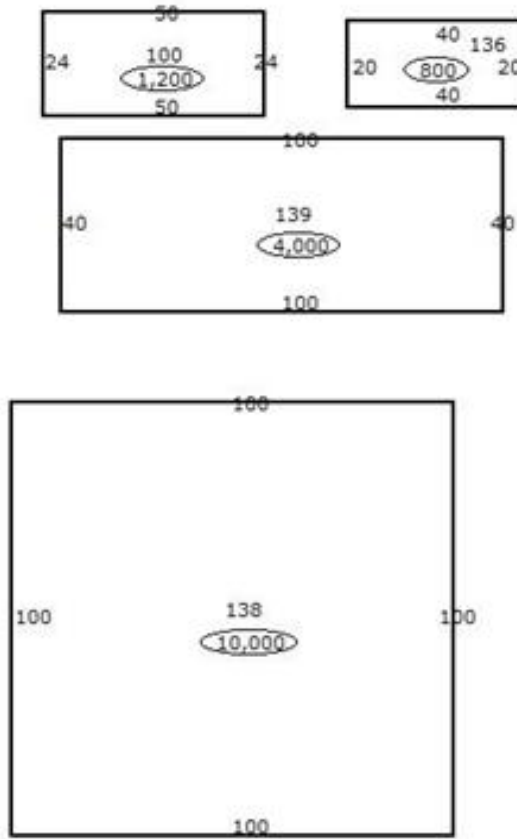
Date 04/17/2026

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Sketch Image

660006506



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	100		40	100	1,200	1.000	1,200
2	C	139		40	139	4,000	1.000	4,000
3	C	138		40	138	10,000	1.000	10,000
4	C	136		40	136	800	1.000	800
Total Building Area						16,000		16,000



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Account 660006506
Parcel ID 22N16E-07-1-00000-000-0000
Cadastral ID 07-22-16-00200

Tax Area Code 11
Property Class RA
Owners Name FREEBY, GARY EDGAR

Building Data

Building ID 4645
Building Sequence 1
Occupancy 1 136 Greenhouse, Straight-Wall, Small 100%
Occupancy 2
Occupancy 3
Total Floor Area 800
Average Perimeter 120
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2020
Effective Age 3
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3.5 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0010.JPG
Image Date 7/28/2020
Image Name IMG_0010.JPG
Description C:\Users\TA\Desktop\VIS INSP PHOTOS TOM\2020-07
07\IMG_0010.JPG

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 9.16
Wall Cost 0.00
HVAC Cost 16.23
Basement Cost 0.00
Total Base Cost 25.39
Total Area 800
Base RCN 20,312
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 20,312
Physical Depreciation 6%
Functional Depreciation
Total Depreciation 6% (1,219)
Total RCNLD 19,093
Lump Sums
Total Building Value 19,093 \$ 23.87 Per SqFt



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Parcel ID 22N16E-07-1-00000-000-0000
Cadastral ID 07-22-16-00200

Tax Area Code 11
Property Class RA
Owners Name FREEBY, GARY EDGAR

Building Data

Building ID 4642
Building Sequence 2
Occupancy 1 136 Greenhouse, Straight-Wall, Small 100%
Occupancy 2
Occupancy 3
Total Floor Area 1,200
Average Perimeter 148
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2020
Effective Age 3
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3.5 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0009.JPG
Image Date 7/28/2020
Image Name IMG_0009.JPG
Description C:\Users\TA\Desktop\VIS INSP PHOTOS TOM\2020-07\07\IMG_0009.JPG

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 9.16
Wall Cost 0.00
HVAC Cost 16.23
Basement Cost 0.00
Total Base Cost 25.39
Total Area 1,200
Base RCN 30,468
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 30,468
Physical Depreciation 6%
Functional Depreciation
Total Depreciation 6% (1,828)
Total RCNLD 28,640
Lump Sums
Total Building Value 28,640 \$ 23.87 Per SqFt



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Cadastral ID 07-22-16-00200

Tax Area Code 11
Property Class RA
Owners Name FREEBY, GARY EDGAR

Building Data

Building ID 4643
Building Sequence 3
Occupancy 1 139 Greenhouse, Straight-Wall, Large 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,000
Average Perimeter 280
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2020
Effective Age 3
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3.5 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



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Description C:\Users\TA\Desktop\VIS INSP PHOTOS TOM\2020-07\07\IMG_0008.JPG

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 9.16
Wall Cost 0.00
HVAC Cost 16.23
Basement Cost 0.00
Total Base Cost 25.39
Total Area 4,000
Base RCN 101,560
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 101,560
Physical Depreciation 6%
Functional Depreciation
Total Depreciation 6% (6,094)
Total RCNLD 95,466
Lump Sums
Total Building Value 95,466 \$ 23.87 Per SqFt



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Cadastral ID 07-22-16-00200

Tax Area Code 11
Property Class RA
Owners Name FREEBY, GARY EDGAR

Building Data

Building ID 4644
Building Sequence 4
Occupancy 1 139 Greenhouse, Straight-Wall, Large 100%
Occupancy 2
Occupancy 3
Total Floor Area 10,000
Average Perimeter 400
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2020
Effective Age 3
Construction Class 7 - Pre-Engineered Steel Frame
Quality 3.5 - Average
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
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Description C:\Users\TA\Desktop\VIS INSP PHOTOS TOM\2020-07\07\IMG_0007.JPG

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 8.50
Wall Cost 0.00
HVAC Cost 16.23
Basement Cost 0.00
Total Base Cost 24.73
Total Area 10,000
Base RCN 247,300
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 247,300
Physical Depreciation 6%
Functional Depreciation
Total Depreciation 6% (14,838)
Total RCNLD 232,462
Lump Sums
Total Building Value 232,462 \$ 23.25 Per SqFt



Rogers

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRHC	GREENHOUSE - COMMERCIAL	96x20x10			1,920	
	Qual	3.5	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (15.57 x 1,920)				29,894	3,587	26,307
	GRHC	GREENHOUSE - COMMERCIAL	96x20x10			1,920	
	Qual	3.5	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (15.57 x 1,920)				29,894	3,587	26,307
	GRHC	GREENHOUSE - COMMERCIAL	96x20x10			1,920	
	Qual	3.5	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (15.57 x 1,920)				29,894	3,587	26,307
	GRHC	GREENHOUSE - COMMERCIAL	48x24x10			1,152	
	Qual	3.5	Cond 3	Year 2020	Eff Age 5		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (15.57 x 1,152)				17,937	2,152	15,785
	LT	LEAN-TO	40x20x0			800	
	Qual	2	Cond 3	Year 2020	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 800)				2,336	234	2,102
	LT	LEAN-TO	60x15x0			900	
	Qual	2	Cond 3	Year 2020	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 900)				2,628	263	2,365
Total Site Improvement Value						99,173	



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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
NAA	NEWTONIA SILT LOAM 0-1% S	TMBR	93			16.648	167	167	2,787	2,787
W	WATER	TMBR	0			9.681	0	0	0	0
TMBR Totals						26.329			2,787	2,787
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			12.076	108	108	1,304	1,304
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			16.146	192	192	3,100	3,100
SUB	SUMMIT SILTY CLAY LOAM 1-	NTV PST	78			1.779	187	187	333	333
NTV PST Totals						30.001			4,737	4,737
Total Agland						56.330			7,524	7,524