




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 10:55:54  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 660012295 <b>Parcel ID</b> 19N16E-12-3-00000-000-0000 <b>Cadastral ID</b> 12-19-16-00900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 300863 EAVES, JOE DON &  BRECKELYN PO BOX 582584 TULSA OK 74158-0000  <b>Parcel Location</b> <b>Situs</b> 15705 E 610 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 319.38 - Acres <b>Sec/Twn/Rng</b> 12 / 19 / 16 / 3 <b>Neighborhood</b> 1916 - UNPLATTED <b>School District</b> S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1015\IMG_0023. 10/15/2021</p>														
<b>Legal Description</b> Lat/Long: 36.13708383 -95.55610604																			
S2 OF SECTION LESS TR DESC AS BEG NW/C SW; S01.2528E 200.78'; N52.0914E 269.32' N40.4954E 54.87' THENCE WESTERLY TO POB.					<b>Building Permits</b>														
					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					2043/894	MCCORMICK, WILLIAM F TRUST	07/21/2009	3,176,000	11										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	80.060	<b>Current Tax</b>										
<b>Remove Cap</b>	2010		<b>Land Value</b>	37,909	37,909	11%	<b>Assessed</b>	13,986	1,119.72										
<b>Year Frozen</b>	0		<b>Improvements</b>	231,549	89,241		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	269,458	127,150		<b>Total Taxable</b>	13,986	1,120.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660012295	EAVES, JOE DON &			2	123,447	0	13,580	1,087.00										
2024	2024-660012295	EAVES, JOE DON &			2	124,495	0	13,695	1,101.00										
2023	2023-660012295	EAVES, JOE DON &			2	133,210	0	14,483	1,166.00										
2022	2022-660012295	EAVES, JOE DON &			2	133,453	0	14,061	1,140.00										
2021	2021-660012295	EAVES, JOE DON &			2	139,704	0	13,651	1,094.00										
2020	2020-660012295	EAVES, JOE DON &			2	137,832	0	13,254	1,071.00										
2019	2019-660012295	EAVES, JOE DON &			2	134,068	0	12,868	1,063.00										
2018	2018-660012295	EAVES, JOE DON &			2	140,420	0	12,494	1,043.00										
2017	2017-660012295	EAVES, JOE DON &			2	110,577	0	12,129	1,021.00										
2016	2016-660012295	EAVES, JOE DON &			2	107,911	0	11,777	1,002.00										
2015	2015-660012295	EAVES, JOE DON &			2	103,941	0	11,434	992.00										
2014	2014-660012295	EAVES, JOE DON &			2	106,775	0	11,108	997.00										
2013	2013-660012295	EAVES, JOE DON &			2	103,200	0	10,785	908.00										



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Date 04/17/2026  
 Time 10:55:54  
 Page 2

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	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	1,196 / 1,196
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1953 / 55

\\tsclient\C\Users\Randy Necessary\Pictures\101\_1015\IMG\_0023. 10/15/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	77,213		
Lot Value			
Indicated Value	77,213	64.56	Per SqFt
Agland Value	37,909		
Site Improvements	154,336		
Total Value	346,671	289.86	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.54	Total Misc Impr	+	9,224			
Roofing Adj	+ 7.49	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	188,325			
Heat/Cool Adj	+ 16.31	Depreciation ( 59%)	-	111,112			
Plumbing Adj	+ 12.41	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	77,213			
Adj Base Cost	= 149.75	Lot Value	+				
Total Area	x 1,196	Indicated Value	=	77,213			
Adjusted Cost	= 179,101	Value Per SqFt		64.56			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	29319	10x6		60	33.00		1,980



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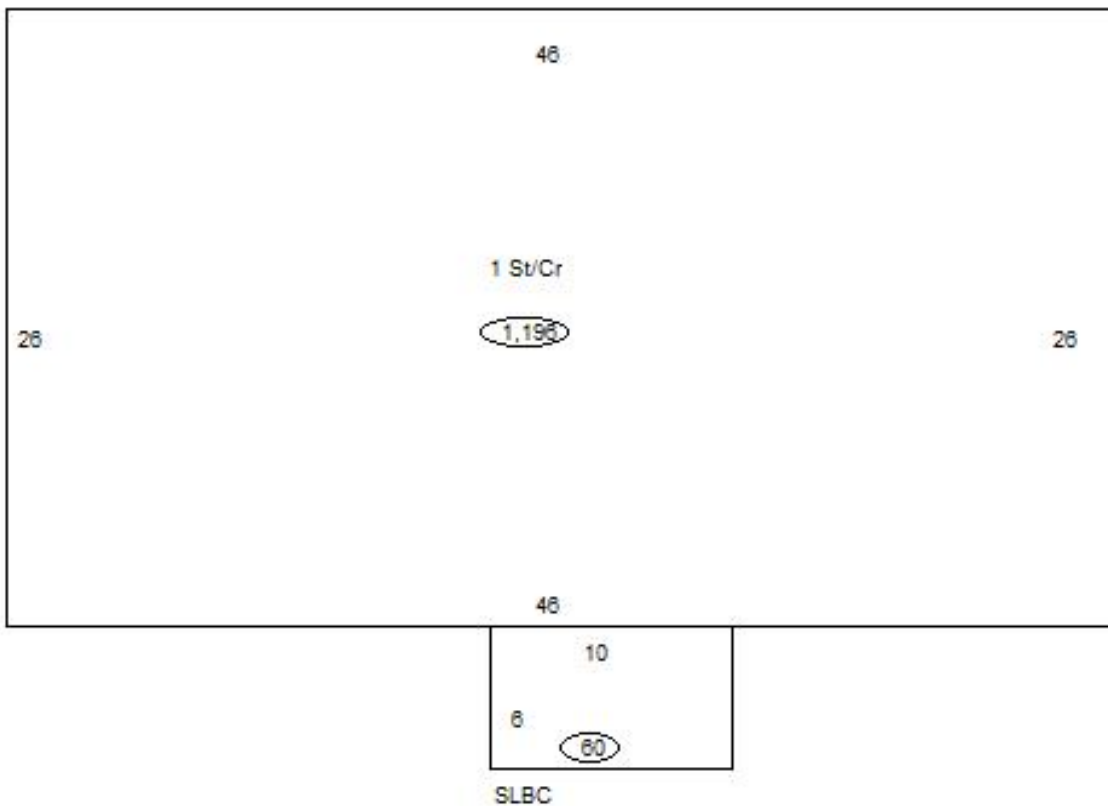
Date 04/17/2026

Time 10:55:54

Page 3

### Sketch Image

660012295



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,196	1.000	1,196
2	M	PRCH		10	SLBC	60	1.000	60
<b>Total Building Area</b>						1,196		1,196



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Date 04/17/2026  
 Time 10:55:54  
 Page 4

660012295

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	60x40x12	Dirt	Formed Metal	2,400
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (18.02 x 2,400) 43,248			43,248	3,892	39,356
	EQSH	Equipment Shed	60x90x12	Concrete	Formed Metal	5,400
	Qual 4	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.85 x 5,400) 128,790			128,790	32,198	96,592
	LOAF	Loafing Shed	12x80x8	Dirt	Formed Metal	960
	Qual 3	Cond 3	Year 1990	Eff Age 27		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.12 x 960) 6,835			6,835	4,853	1,982
	UTIL	Utility Building2	30x30x12	Concrete	Formed Metal	900
	Qual 5	Cond 4	Year 1980	Eff Age 28		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (56% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (41.43 x 900) 37,287			37,287	20,881	16,406



# Rogers

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Date 04/17/2026  
Time 10:55:54  
Page 5

### Agland Inventory

660012295

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			64.465	122	122	7,891	7,891
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			20.029	54	54	1,082	1,082
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			5.393	192	192	1,035	1,035
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			138.523	168	168	23,272	23,272
HC	HECTOR STONY SANDY LOAM	TMBR	20			13.962	36	36	503	503
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			54.146	63	63	3,411	3,411
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			8.454	85	85	715	715
W	WATER	TMBR	0			14.408	0	0	0	0
<b>TMBR Totals</b>						319.380			37,909	37,909
<b>Total Agland</b>						319.380			37,909	37,909