



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 660012406 Parcel ID 000000-00-0-00696-006-0006 Cadastral ID 12-21-14-02390 Property Type REAL - Real Property Property Class RAP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 291082 EVANS, BILLY G JR & KELLEY N 10810 N 189TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 10810 189TH E AVE Subdivision ROLLING MEADOWS Lot/Block 0006 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 14 / 5 Neighborhood 1106 - R-V01,4-SW CLAREMORE School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\082422 (102)\IMG_0033.JPG 8/25/2022</p>														
Legal Description Lat/Long: 36.31154678 -95.76408118																			
LOT 6 BLOCK 6 ROLLING MEADOWS					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>R18</td> <td>R18- NEW BARN PER DRIVE BY</td> <td>07/2017</td> <td>12/2017</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R18- NEW BARN PER DRIVE BY	07/2017	12/2017	
Number	Description	Opened	Closed	Amount															
R18	R18- NEW BARN PER DRIVE BY	07/2017	12/2017																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1749/120	KEIM, JOHN M & JENNIPHER R	02/01/2006	210,000	YES										
					1505/940	DOZIER, ALBERT LEROY &-BARBARA	07/21/2003	38,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2007		Land Value	633	633	11%	70	Assessed	31,227										
Year Frozen	0		Improvements	346,838	283,253		31,157	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000										
TIF Project ID	0		Total Value	347,471	283,886		31,227	Total Taxable	30,227										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660012406	EVANS, BILLY G JR &			7	327,908	1000	29,318	3,193.00										
2024	2024-660012406	EVANS, BILLY G JR &			7	309,594	1000	28,436	3,152.00										
2023	2023-660012406	EVANS, BILLY G JR &			7	294,749	1000	27,578	2,992.00										
2022	2022-660012406	EVANS, BILLY G JR &			7	288,477	1000	26,746	3,016.00										
2021	2021-660012406	EVANS, BILLY G JR &			7	246,570	1000	25,938	2,894.00										
2020	2020-660012406	EVANS, BILLY G JR &			7	242,090	1000	25,153	2,803.00										
2019	2019-660012406	EVANS, BILLY G JR &			7	230,830	1000	24,392	2,721.00										
2018	2018-660012406	EVANS, BILLY G JR &			7	240,066	1000	25,408	2,742.00										
2017	2017-660012406	EVANS, BILLY G JR &			7	296,275	1000	31,590	3,436.00										
2016	2016-660012406	EVANS, BILLY G JR &			7	290,506	1000	30,956	3,371.00										
2015	2015-660012406	EVANS, BILLY G JR &			7	284,666	1000	30,313	3,322.00										
2014	2014-660012406	EVANS, BILLY G JR &			7	287,355	1000	30,033	3,318.00										
2013	2013-660012406	EVANS, BILLY G JR &			7	274,948	1000	29,129	3,159.00										



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Lot Data		Square-Foot - NBHD 1106 #1	
Lot Size			
Lot Count			
Units Buildable	22500		
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,933 / 2,353
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,933
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	258,478
Lot Value	
Indicated Value	258,478 109.85 Per SqFt
Agland Value	633
Site Improvements	88,360
Total Value	347,471 147.67 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.82	Total Misc Impr	+ 18,201
Roofing Adj	+ 4.45	Garage Cost	+ 22,172
Subfloor Adj	+ -2.83	Total RCN	= 319,109
Heat/Cool Adj	+ 14.47	Depreciation (19%)	- 60,631
Plumbing Adj	+ 7.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 258,478
Adj Base Cost	= 118.46	Lot Value	+ 258,478
Total Area	x 2,353	Indicated Value	= 258,478
Adjusted Cost	= 278,736	Value Per SqFt	109.85

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	29574	24x6		144	29.03		4,180
PRCH	SLAB PORCH - COVERED	29575	36x14		504	27.82		14,021



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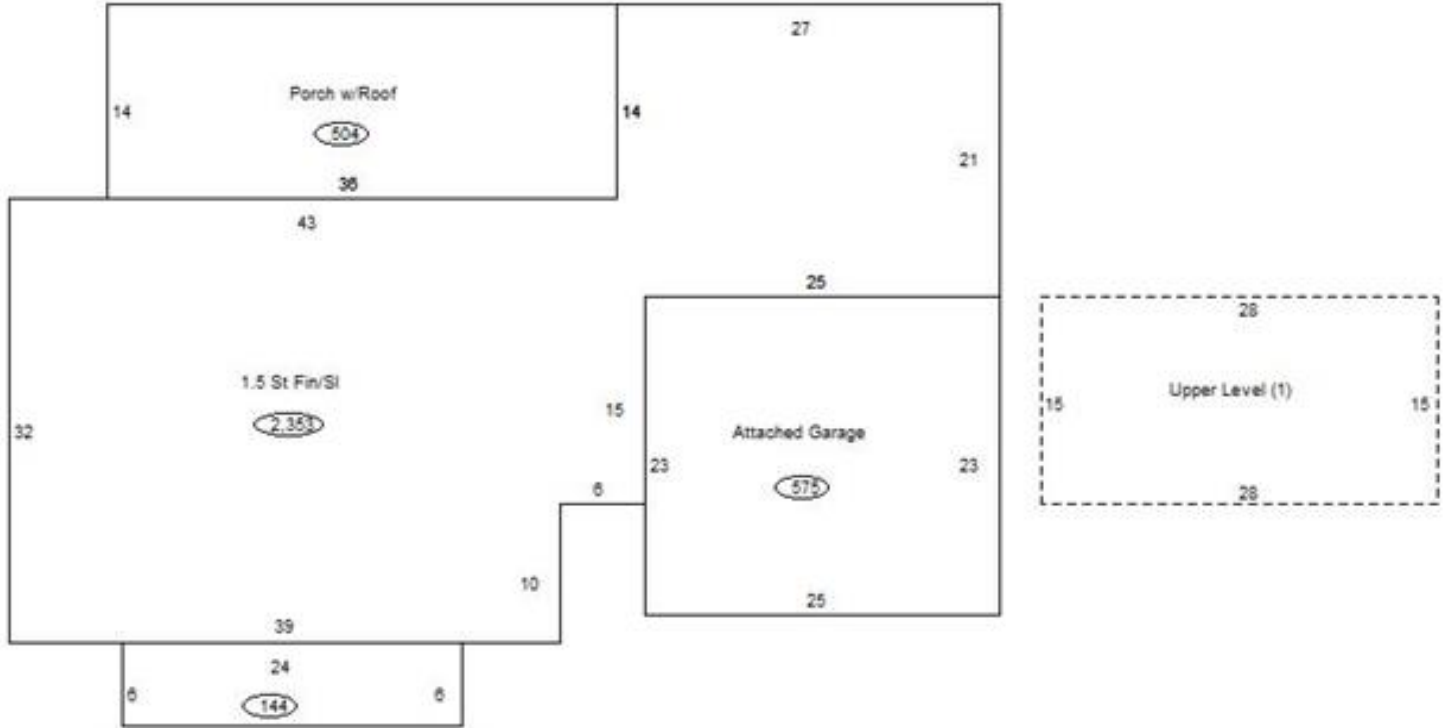
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,933	1.217	2,353
2	G	1		13	Attached Garage	575	1.000	575
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	504	1.000	504
5	U	^UL		13	Upper Level (1)	420	1.000	420
Total Building Area						1,933		2,353



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STGG	STG GOOD	10x12x0			120
	Qual	4	Cond 3	Year	2018	Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	
	Base Cost (9.36 x 120)		1,123		1,123	1,123
	UTIL	SHOP BUILDING	36x40x0			1,440
	Qual	2	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	
	Base Cost (29.02 x 1,440)		41,789		41,789	39,700
	BARN	BARN	36x36x0			1,296
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	
	Base Cost (10.08 x 1,296)		13,064		13,064	12,411
	LT	LEAN-TO	36x8x0			288
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	
	Base Cost (2.92 x 288)		841		841	799
	LF	LOAFING SHED	48x30x0			1,440
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	
	Base Cost (4.26 x 1,440)		6,134		6,134	5,827
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	
	Base Cost (30,000.00 x 1)		30,000		30,000	28,500



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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
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80			2.210	224	224	495	495
OKA	OKEMAH SILTY CLAY LOAM	IMP PST	90			.170	252	252	43	43
SO	SOGN SOILS	IMP PST	15			2.250	42	42	95	95
IMP PST Totals						4.630			633	633
Total Agland						4.630			633	633