



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 660014342 Parcel ID 000000-00-0-00549-002-0014 Cadastral ID 15-21-14-02430 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 281448 HALES, JOHN & MARY J 3605 E 49TH ST TULSA OK 74135-0000 Parcel Location Situs 09904 N 154TH E AVE Subdivision O'DONNELL ACRES Lot/Block 0014 / 0002 Parcel Size 2.094 - Lots Sec/Twn/Rng 15 / 21 / 14 / 5 Neighborhood 1118 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (106)\IMG_0012.JPG 9/7/2022</p>														
Legal Description Lat/Long: 36.29807113 -95.80269961																			
LOT 14 BLOCK 2 O'DONNELL ACRES					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>R2012 06 28</td> <td>R13-NEW 30X30 900 SQ FT POLE BAR</td> <td>06/2012</td> <td>07/2012</td> <td>12,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2012 06 28	R13-NEW 30X30 900 SQ FT POLE BAR	06/2012	07/2012	12,000
Number	Description	Opened	Closed	Amount															
R2012 06 28	R13-NEW 30X30 900 SQ FT POLE BAR	06/2012	07/2012	12,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					1432/564	SANDERS, EVELYN RUTH	12/13/2002	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax										
Remove Cap	0	Land Value	114,559	57,622	11%	6,338	Assessed	20,353	1,993.78										
Year Frozen	0	Improvements	137,553	127,410		14,015	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	252,112	185,032		20,353	Total Taxable	20,353	1,994.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660014342	HALES, JOHN & MARY J			3	243,381	0	19,384	1,899.00										
2024	2024-660014342	HALES, JOHN & MARY J			3	251,059	0	18,461	1,774.00										
2023	2023-660014342	HALES, JOHN & MARY J			3	182,506	0	17,582	1,648.00										
2022	2022-660014342	HALES, JOHN & MARY J			3	152,228	0	16,745	1,641.00										
2021	2021-660014342	HALES, JOHN & MARY J			3	151,904	0	16,709	1,616.00										
2020	2020-660014342	HALES, JOHN & MARY J			3	152,908	0	16,820	1,625.00										
2019	2019-660014342	HALES, JOHN & MARY J			3	147,065	0	16,177	1,564.00										
2018	2018-660014342	HALES, JOHN & MARY J			3	154,544	0	17,000	1,582.00										
2017	2017-660014342	HALES, JOHN & MARY J			3	153,374	0	16,528	1,555.00										
2016	2016-660014342	HALES, JOHN & MARY J			3	150,302	0	15,741	1,482.00										
2015	2015-660014342	HALES, JOHN & MARY J			3	150,162	0	14,992	1,422.00										
2014	2014-660014342	HALES, JOHN & MARY J			3	154,138	0	14,278	1,367.00										
2013	2013-660014342	HALES, JOHN & MARY J			3	145,781	0	13,597	1,274.00										



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Lot Data		Square-Foot - NBHD 1118 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	2.1554		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	93,887.00 x 1.22 = 114,559		
Factor Value			
Adjustments	1.0000		
Lot Value	114,559		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,776 / 1,776
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,776
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	215,723 121.47 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	274,440 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	112,829
Lot Value	114,559
Indicated Value	227,388 128.03 Per SqFt
Agland Value	
Site Improvements	24,724
Total Value	252,112 141.95 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	89.31	Total Misc Impr	+ 2,281
Roofing Adj	+ 4.14	Garage Cost	+ 18,475
Subfloor Adj	+ -1.06	Total RCN	= 219,295
Heat/Cool Adj	+ 11.47	Depreciation (50%)	- 109,648
Plumbing Adj	+ 7.93	Lump Sums	+ 3,182
Basement Adj	+ 0.00	RCNLD	= 112,829
Adj Base Cost	= 111.79	Lot Value	+ 114,559
Total Area	x 1,776	Indicated Value	= 227,388
Adjusted Cost	= 198,539	Value Per SqFt	128.03

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	34428	20x12		240	18.94	30%	3,182
PATO	SLAB PORCH - OPEN	34429	12x12		144	10.47		1,508
PRCH	SLAB PORCH - COVERED	34430	8x4		32	24.17		773



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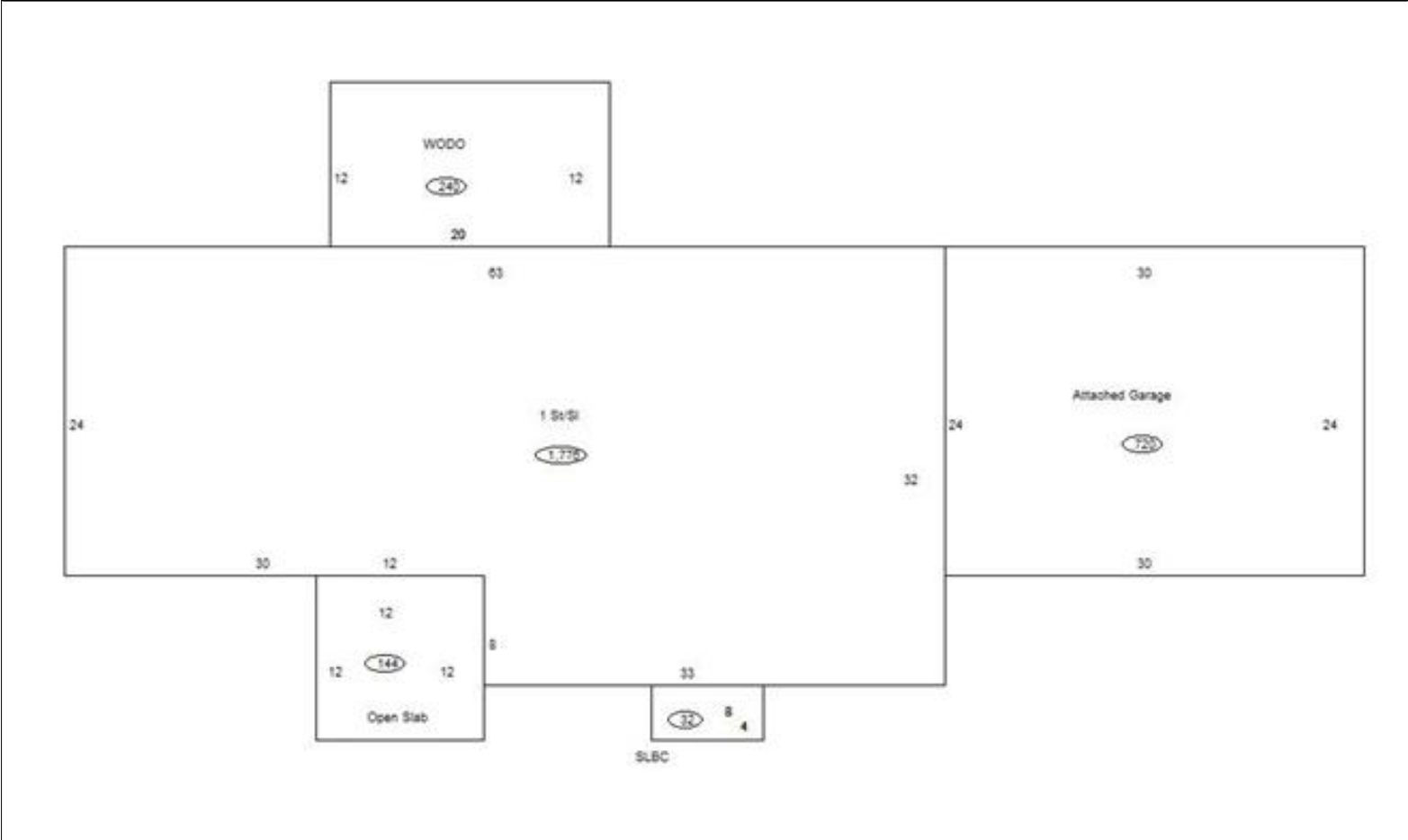
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	720	1.000	720
2	R	1	Slab	10	1 St/SI	1,776	1.000	1,776
3	M	WODO		10	WODO	240	1.000	240
4	M	PATO		10	Open Slab	144	1.000	144
5	M	PRCH		10	SLBC	32	1.000	32
Total Building Area						1,776		1,776



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	30x30x0			900	
	Qual	2	Cond 3	Year 2012	Eff Age 11		
	Valuation Summary		Modifier Total		RCN	Depr (22% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 900)		28,152		28,152	6,193	21,959
	DTGF	DETACHED GARAGE FAIR	0x0x0			240	
	Qual	2	Cond 3	Year 2009	Eff Age 13		
	Valuation Summary		Modifier Total		RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 240)		3,840		3,840	1,075	2,765
	CPDT	CARPORT - DETACHED	20x20x0			400	
	Qual	1	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (9.68 x 400)		3,872		3,872	3,872	
	CPDT	CARPORT - DETACHED	20x20x0			400	
	Qual	1	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (9.68 x 400)		3,872		3,872	3,872	