



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:44:14
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Assessment Data					Primary Image																																																																																																																				
Account 660022078 Parcel ID 000000-00-0-00426-005-0002 Cadastral ID 26-21-14-04990 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 281950 REEVES, HOMER EUGENE & LORETTA A 6011 E 112TH PL TULSA OK 74137-0000																																																																																																																									
Parcel Location Situs 07610 N 175TH E AVE Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0002 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1056 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26528121 -95.77994311 LOT 2 BLOCK 5 LA STRANGE ACRES 2ND AMD.					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																																																																																																											
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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4033	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,568.00 x 3.00 = 52,704	
Factor Value		
Adjustments	1.0000	
Lot Value	52,704	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	1,512 / 1,512
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,512
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	
Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	131,176 86.76 Per SqFt
Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	145,770 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.63	Total Misc Impr	+ 7,658				
Roofing Adj	+ 4.04	Garage Cost	+ 9,568				
Subfloor Adj	+ 0.00	Total RCN	= 203,701				
Heat/Cool Adj	+ 10.30	Depreciation (49%)	- 99,813				
Plumbing Adj	+ 8.36	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 103,888				
Adj Base Cost	= 123.33	Lot Value	+ 52,704				
Total Area	x 1,512	Indicated Value	= 156,592				
Adjusted Cost	= 186,475	Value Per SqFt	103.57				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	103,888		
Lot Value	52,704		
Indicated Value	156,592	103.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	156,592	103.57	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	53803	20x5		100	20.98		2,098
PATO	SLAB PORCH - OPEN	53804	12x8		96	10.24		983

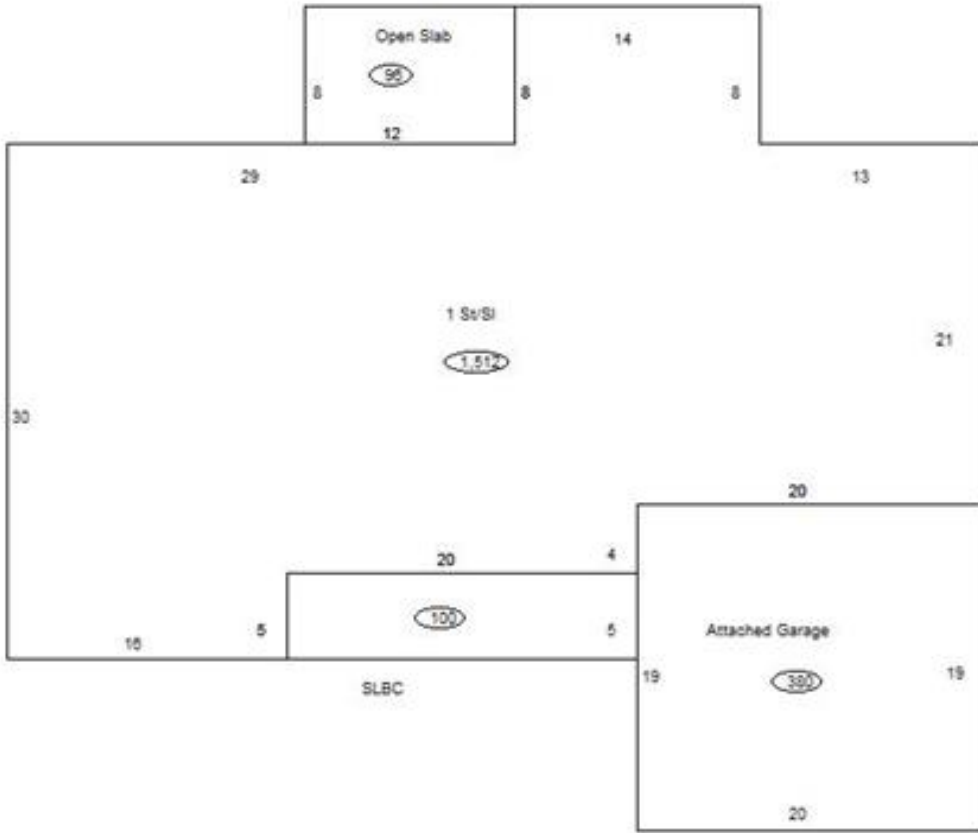


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,512	1.000	1,512
2	G	1		10	Attached Garage	380	1.000	380
3	M	PRCH		10	SLBC	100	1.000	100
4	M	PATO		10	Open Slab	96	1.000	96
Total Building Area						1,512		1,512



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (4.68 x 192)		899		899		899