



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	660025711				<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-6\IMG_ 8/6/2021</p>				
Parcel ID	000000-00-0-00228-002-0007								
Cadastral ID	30-20-17-02780								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	306195								
PROVINSAL, HOWARD JOHN JR									
29177 S CREEKSIDE DR INOLA OK 74036-0000									
Parcel Location									
Situs	29177 S CREEKSIDE DR								
Subdivision	CREEK SIDE ESTATES								
Lot/Block	0007 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	30 / 20 / 17 / 5								
Neighborhood	1125 - R-V03-SW INOLA								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.18879105 -95.53291591									
Building Permits									
LOT 7 BLOCK 2 CREEK SIDE ESTATES									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2218/909	MELONE, LARRY THOMAS &	01/12/2012	121,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2013	Land Value	88,704	22,232	11%	2,446	Assessed	15,168	1,214.35
Year Frozen	0	Improvements	126,206	115,655		12,722	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00
TIF Project ID	0	Total Value	214,910	137,887		15,168	Total Taxable	14,168	1,134.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660025711	PROVINSAL, HOWARD JOHN JR	2	208,769	1000	13,726	1,099.00		
2024	2024-660025711	PROVINSAL, HOWARD JOHN JR	2	218,514	1000	13,297	1,069.00		
2023	2023-660025711	PROVINSAL, HOWARD JOHN JR	2	126,249	1000	12,881	1,037.00		
2022	2022-660025711	PROVINSAL, HOWARD JOHN JR	2	122,512	1000	12,476	1,012.00		
2021	2021-660025711	PROVINSAL, HOWARD JOHN JR	2	132,875	1000	13,616	1,091.00		
2020	2020-660025711	PROVINSAL, HOWARD JOHN JR	2	132,223	1000	13,233	1,069.00		
2019	2019-660025711	PROVINSAL, HOWARD JOHN JR	2	125,623	1000	12,819	1,059.00		
2018	2018-660025711	PROVINSAL, HOWARD JOHN JR	2	130,913	1000	13,400	1,119.00		
2017	2017-660025711	PROVINSAL, HOWARD JOHN JR	2	129,805	1000	13,279	1,117.00		
2016	2016-660025711	PROVINSAL, HOWARD JOHN JR	2	126,493	1000	12,914	1,099.00		
2015	2015-660025711	PROVINSAL, HOWARD JOHN JR	2	123,866	1000	12,625	1,095.00		
2014	2014-660025711	PROVINSAL, HOWARD JOHN JR	2	127,594	1000	12,665	1,137.00		
2013	2013-660025711	PROVINSAL, HOWARD JOHN JR	2	120,612	1000	12,267	1,033.00		



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Lot Data		Square-Foot - NBHD 1125 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1407		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	49,687.00 x 1.37 = 68,234		
Factor Value			
Adjustments	1.3000		
Lot Value	88,704		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,530 / 1,530
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,530
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	474 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	162,951	106.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	190,570		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.88	Total Misc Impr	+	13,348			
Roofing Adj	+ 4.39	Garage Cost	+	16,500			
Subfloor Adj	+ -1.15	Total RCN	=	225,367			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	99,161			
Plumbing Adj	+ 9.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	126,206			
Adj Base Cost	= 127.79	Lot Value	+	88,704			
Total Area	x 1,530	Indicated Value	=	214,910			
Adjusted Cost	= 195,519	Value Per SqFt		140.46			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,206		
Lot Value	88,704		
Indicated Value	214,910	140.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	214,910	140.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	62828	28x8		224	23.49		5,262
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	62829	21x15		315	25.67		8,086



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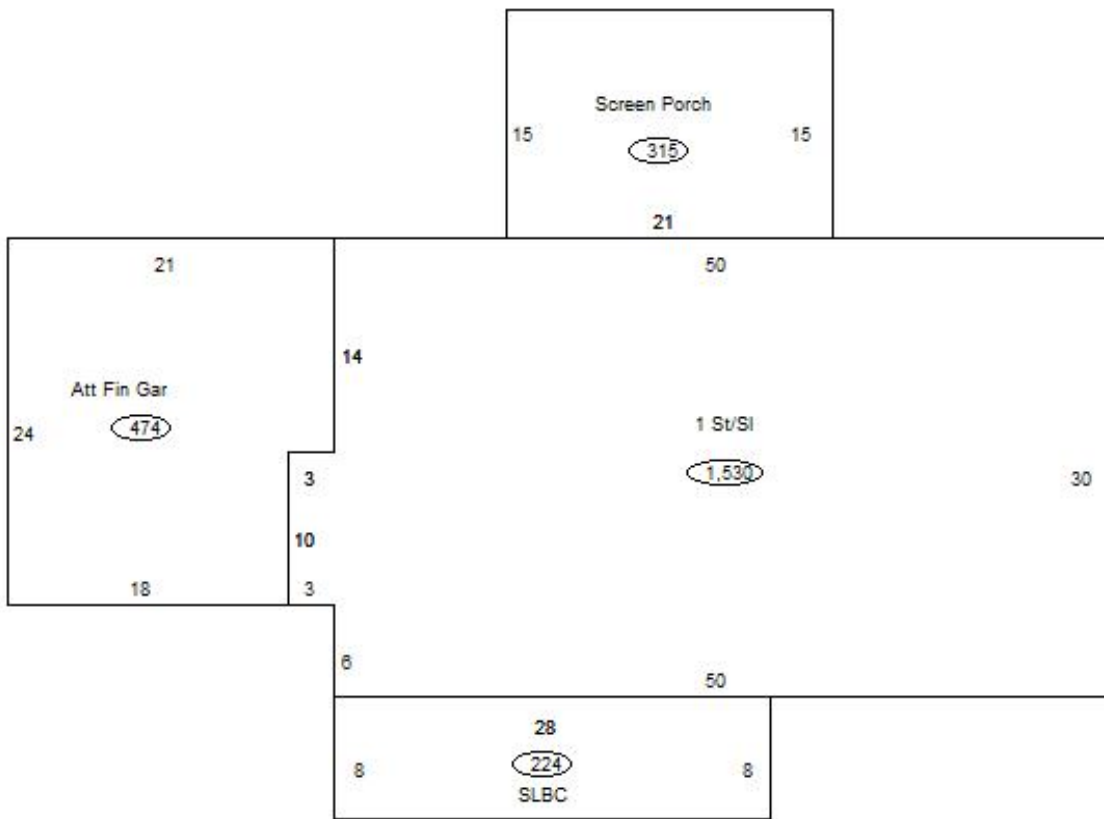
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,530	1.000	1,530
2	G	5		13	Att Fin Gar	474	1.000	474
3	M	PRCH		13	SLBC	224	1.000	224
4	M	EPKS		13	Screen Porch	315	1.000	315
Total Building Area						1,530		1,530



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small - NCV	8x10x6	Plank	Composition Shingle	80	
	Qual	1	Cond	1	Year	2000	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (21.02 x 80)	1,682		1,682	1,682	