



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 660074226 Parcel ID 000000-00-0-00152-001-0003 Cadastral ID 25-23-14-02520 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 276341 EATON, ERVIN LEE & PATRICIA LYNN-TRUSTEES EATON FAMILY REVOC LIV TRUST 11950 S BRIDLE LN OOLOGAH OK 74053-0000																																																						
Parcel Location Situs 11950 S BRIDLE LN Subdivision CHEYENNE ESTATES Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 23 / 14 / 5 Neighborhood 1021 - R-V02-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																						
Legal Description Lot/Long: 36.43980021 -95.76694758					Building Permits																																																	
LOT 3 CHEYENNE EST					<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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1276/104	STANFORD, JAMES D &-SHIRLEY A	02/28/2001	117,000	YES																																													
					1197/279	JIMCO CONSTRUCTION INC	10/15/1999	15,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2002</td> <td>Land Value 95,001</td> <td>67,360</td> <td>11%</td> <td>7,410</td> <td>Assessed</td> <td>21,071</td> <td>2,279.49</td> </tr> <tr> <td>Year Frozen</td> <td>2025</td> <td>Improvements 175,143</td> <td>124,184</td> <td> </td> <td>13,661</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-94.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 270,144</td> <td>191,544</td> <td> </td> <td>21,071</td> <td>Total Taxable</td> <td>20,071</td> <td>2,185.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2002	Land Value 95,001	67,360	11%	7,410	Assessed	21,071	2,279.49	Year Frozen	2025	Improvements 175,143	124,184		13,661	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-94.00	TIF Project ID	0	Total Value 270,144	191,544		21,071	Total Taxable	20,071	2,185.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660074226	EATON, ERVIN LEE &	10	261,490	1000	20,069	2,185.00																																															
2024	2024-660074226	EATON, ERVIN LEE &	10	264,183	1000	19,456	2,052.00																																															
2023	2023-660074226	EATON, ERVIN LEE &	10	192,480	1000	18,861	1,975.00																																															
2022	2022-660074226	EATON, ERVIN LEE &	10	190,353	1000	18,282	1,906.00																																															
2021	2021-660074226	EATON, ERVIN LEE &	10	170,187	1000	17,721	1,861.00																																															
2020	2020-660074226	EATON, ERVIN LEE &	10	169,063	1000	17,240	1,837.00																																															
2019	2019-660074226	EATON, ERVIN LEE &	10	160,990	1000	16,709	1,748.00																																															
2018	2018-660074226	EATON, ERVIN LEE &	10	165,143	1000	17,043	1,844.00																																															
2017	2017-660074226	EATON, ERVIN LEE &	10	163,878	1000	16,518	1,891.00																																															
2016	2016-660074226	EATON, ERVIN LEE &	10	160,123	1000	16,008	1,672.00																																															
2015	2015-660074226	EATON, ERVIN LEE &	10	156,445	1000	15,512	1,533.00																																															
2014	2014-660074226	EATON, ERVIN LEE &	10	159,207	1000	15,031	1,483.00																																															
2013	2013-660074226	EATON, ERVIN LEE &	10	150,313	1000	14,565	1,390.00																																															




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Lot Data		Square-Foot - NBHD 1021 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	1.8741				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	81,634.00 x 1.16 = 95,001				
Factor Value				\\tsclient\TCASEY\2020-7-23\IMG_0091.JPG 7/23/2020	
Adjustments	1.0000			GRM Approach	
Lot Value	95,001			GRM Code Gross Rent 0.00 Indicated Value	
Residential Data				Multiple Regression	
Type	1 Single Family Residence			MRA Code 1 Test Adjusted R 0.8445 Indicated Value 215,340 135.43 Per SqFt	
Condition	3 - Average			Direct Comparables	
Quality	2.5 - Fair			Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value	
Architecture				Value Reconciliation	
Style	100% One Story			Selected Approach Cost Approach Improvements 149,007 Lot Value 95,001 Indicated Value 244,008 153.46 Per SqFt Agland Value Site Improvements 26,136 Total Value 270,144 169.90 Total Value Per SqFt	
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood				
Base/Total Area	1,590 / 1,590				
Style	100% One Story				
HVAC	100% Forced Air Furnace				
Roof Cover	1 Composition Shingle				
Area on Slab	0				
Fixture/RghIn	11 /				
Bed/F/H Bath	3 / 2.0 /				
Basement Area					
Garage Type	484 Attached Garage - Unfinished				
Remodel					
Year/Eff Age	2000 / 20				
Cost Approach					
Manual : 01/2025					
Base Cost	92.06	Total Misc Impr	+ 7,636		
Roofing Adj	+ 4.17	Garage Cost	+ 13,373		
Subfloor Adj	+ 1.09	Total RCN	= 198,676		
Heat/Cool Adj	+ 5.57	Depreciation (25%)	- 49,669		
Plumbing Adj	+ 8.85	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 149,007		
Adj Base Cost	= 111.74	Lot Value	+ 95,001		
Total Area	x 1,590	Indicated Value	= 244,008		
Adjusted Cost	= 177,667	Value Per SqFt	153.46		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	87653	154		154	23.74	3,656
PRCH	SLAB PORCH - COVERED	87654	14x12		168	23.69	3,980



Rogers

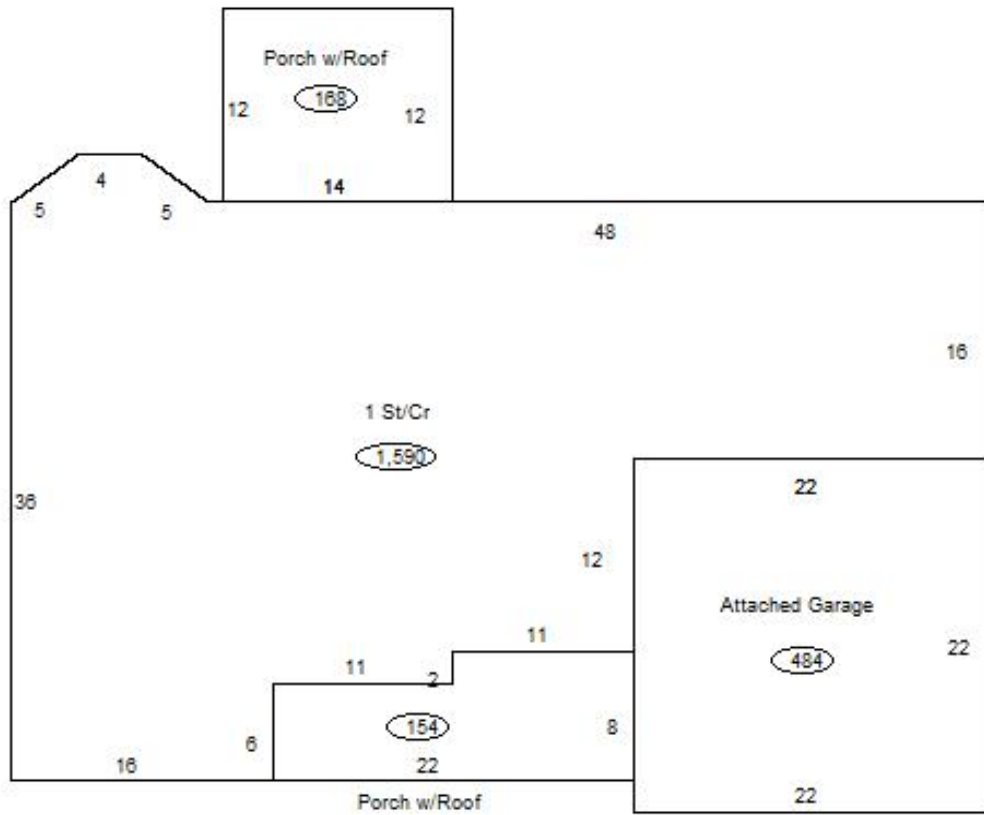
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,590	1.000	1,590
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	154	1.000	154
4	M	PRCH		13	SLBC	168	1.000	168
Total Building Area						1,590		1,590



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year 2009	Eff Age 13		
Valuation Summary		Modifier Total		RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (30.25 x 1,200)		36,300		36,300	10,164	26,136