



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																										
<b>Account</b> 660086852 <b>Parcel ID</b> 000000-00-0-00946-001-0007 <b>Cadastral ID</b> 01-21-14-05060 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 311975 YOKLEY, BRADLEY W & LAURA  12172 N 179TH E AVE OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 12172 E 179TH E AVE <b>Subdivision</b> WINFIELD RIDGE <b>Lot/Block</b> 0007 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 21 / 14 / 5 <b>Neighborhood</b> 1014 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-3-31\IMG_003 4/1/2022</p>																																																																										
<b>Legal Description</b> Lat/Long: 36.33042215 -95.77448635 WINFIELD RIDGE LOT 7 BLOCK 1																																																																															
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<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																																																																						
2025	2025-660086852	YOKLEY, BRADLEY W &			7	337,321	0	37,106	4,028.00																																																																						
2024	2024-660086852	YOKLEY, BRADLEY W &			7	363,148	0	35,552	3,923.00																																																																						
2023	2023-660086852	YOKLEY, BRADLEY W &			7	322,075	0	33,859	3,657.00																																																																						
2022	2022-660086852	YOKLEY, BRADLEY W &			7	325,416	0	32,247	3,619.00																																																																						
2021	2021-660086852	YOKLEY, BRADLEY W &			7	279,193	0	30,711	3,410.00																																																																						
2020	2020-660086852	YOKLEY, BRADLEY W			7	277,245	0	30,437	3,375.00																																																																						
2019	2019-660086852	YOKLEY, BRADLEY W			7	263,521	0	28,987	3,216.00																																																																						
2018	2018-660086852	YOKLEY, BRADLEY W			7	270,442	0	29,749	3,194.00																																																																						
2017	2017-660086852	YOKLEY, BRADLEY W			7	268,276	0	29,510	3,197.00																																																																						
2016	2016-660086852	YOKLEY, BRADLEY W			7	261,549	0	28,770	3,120.00																																																																						
2015	2015-660086852	YOKLEY, BRADLEY W			7	253,548	0	27,890	3,043.00																																																																						
2014	2014-660086852	YOKLEY, BRADLEY W			7	265,253	0	28,385	3,122.00																																																																						
2013	2013-660086852	MOORE, SAMUEL A &			7	249,378	0	27,033	2,918.00																																																																						



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Lot Data	Square-Foot - NBHD 1014 #1	Primary Image
Lot Size	107 x 204	
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.5737	
Topography	HIGH	
Street Access	PAVED	
Utilities	WATER/ELEC	
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	24,990.00 x 1.74 = 43,570	
Factor Value		
Adjustments	1.0000	
Lot Value	43,570	

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-3-31\IMG\_003 4/1/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,133 / 2,483
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,133
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	660 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	328,717	132.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	358,820		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.65	Total Misc Impr	+ 19,960
Roofing Adj	+ 4.55	Garage Cost	+ 24,869
Subfloor Adj	+ -2.92	Total RCN	= 359,549
Heat/Cool Adj	+ 14.47	Depreciation ( 16%)	- 57,528
Plumbing Adj	+ 9.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 302,021
Adj Base Cost	= 126.75	Lot Value	+ 43,570
Total Area	x 2,483	Indicated Value	= 345,591
Adjusted Cost	= 314,720	Value Per SqFt	139.18

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	302,021		
Lot Value	43,570		
Indicated Value	345,591	139.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	345,591	139.18	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	105706		131	131	29.08		3,809
PRCH	SLAB PORCH - COVERED	105707		343	343	28.34		9,721



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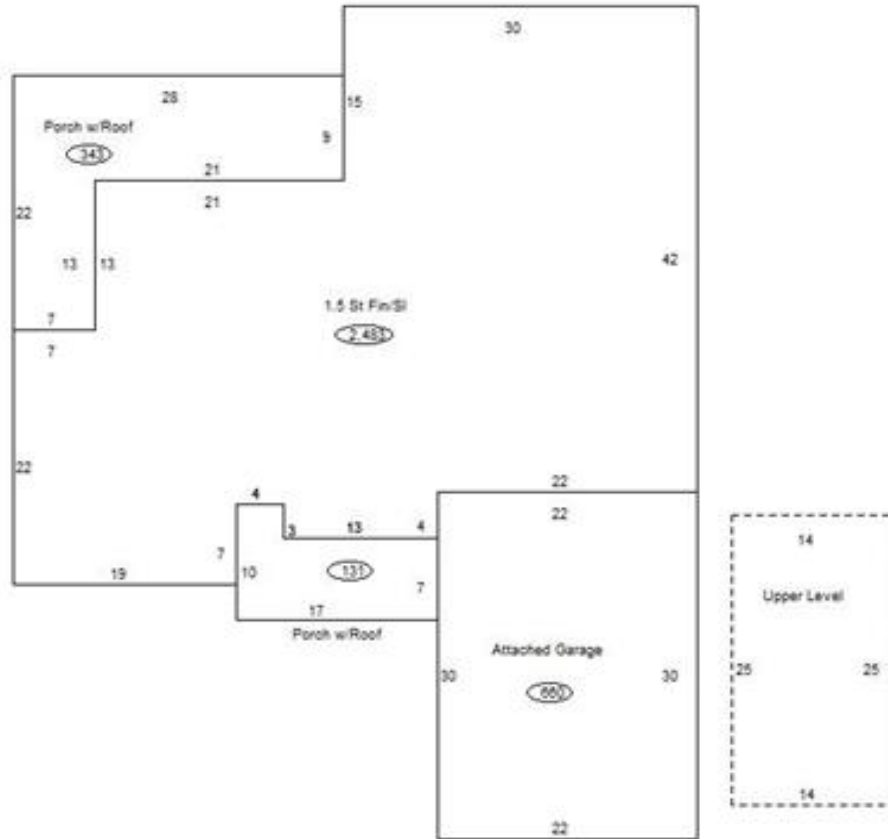
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### Sketch Image

660086852



### 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/SI	2,133	1.164	2,483
2	U	^UL	Overhang	13	Upper Level	350	1.000	350
3	G	1		13	Attached Garage	660	1.000	660
4	M	PRCH		13	SLBC	131	1.000	131
5	M	PRCH		13	SLBC	343	1.000	343
<b>Total Building Area</b>						<b>2,133</b>		<b>2,483</b>