



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	660092124													
Parcel ID	20N17E-31-4-00000-000-0000													
Cadastral ID	31-20-17-00610													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	324981													
JOHNSON, GWENDOLYN S TRUST														
6333 S 91st E AVE APT# 3405 TULSA OK 74133-0000														
Parcel Location														
Situs	16525 E 590 RD													
Subdivision														
Lot/Block	/	Parcel Size	60.83 - Acres											
Sec/Twn/Rng	31 / 20 / 17 / 4													
Neighborhood	2017 - UNPLATTED LAND													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.16548525 -95.53610342														
BEG AT PT ON N ROW OF OLD HWY 33; SD PT BEING W/L OF W/2 SE/4 AND 50' N OF SW/C W/2 SE/4; TH N01-21-26W 1081.1'; TH N88-37 28E 461'; TH S01-21-26E 611.07'; TH N88-37-15E 139'; TH S01-21-26E 465.83'; T H S87-53-45W 329.63'; TH S88-37-15W 270.4' TO POB. &														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2020/106	JOHNSON, GWENDOLYN S	03/25/2009		0 16					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	0	Land Value	11,178	10,873	11%	1,196	Assessed	12,469	998.27					
Year Frozen	0	Improvements	163,609	102,481		11,273	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	174,787	113,354		12,469	Total Taxable	12,469	998.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660092124	JOHNSON, GWENDOLYN S TRUST	2	138,642	0	12,106	969.00							
2024	2024-660092124	JOHNSON, GWENDOLYN S TRUST	2	130,189	0	11,753	945.00							
2023	2023-660092124	JOHNSON, GWENDOLYN S TRUST	2	123,560	0	11,411	919.00							
2022	2022-660092124	JOHNSON, GWENDOLYN S TRUST	2	123,560	0	11,078	899.00							
2021	2021-660092124	JOHNSON, GWENDOLYN S TRUST	2	121,790	0	10,094	809.00							
2020	2020-660092124	JOHNSON, GWENDOLYN S TRUST	2	121,717	0	9,800	792.00							
2019	2019-660092124	BOUNTIFUL FARMS LLC	2	99,913	0	7,823	646.00							
2018	2018-660092124	BOUNTIFUL FARMS LLC	2	106,821	0	7,595	634.00							
2017	2017-660092124	BOUNTIFUL FARMS LLC	2	92,483	0	7,374	620.00							
2016	2016-660092124	BOUNTIFUL FARMS LLC	2	90,898	0	7,160	609.00							
2015	2015-660092124	BOUNTIFUL FARMS LLC	2	89,094	0	6,951	603.00							
2014	2014-660092124	BOUNTIFUL FARMS LLC	2	92,168	0	6,749	606.00							
2013	2013-660092124	BOUNTIFUL FARMS LLC	2	59,562	0	6,552	552.00							



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Lot Data - Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	
Lot Size	
Lot Count	0
Units Buildable	5
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	5.00 x 1.00 = 5
Factor Value	
Adjustments	
Lot Value	5



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,430 / 1,430
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1954 / 54

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	91.41	Total Misc Impr	+	128	
Roofing Adj	+ 4.11	Garage Cost	+		
Subfloor Adj	+ 2.39	Total RCN	=	166,423	
Heat/Cool Adj	+ 10.30	Depreciation (62%)	-	103,182	
Plumbing Adj	+ 8.08	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	63,241	
Adj Base Cost	= 116.29	Lot Value	+	5	
Total Area	x 1,430	Indicated Value	=	63,246	
Adjusted Cost	= 166,295	Value Per SqFt		44.23	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	63,241		
Lot Value	5		
Indicated Value	63,246	44.23	Per SqFt
Agland Value	11,173		
Site Improvements	100,368		
Total Value	174,787	122.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	111843	3x2		6	21.27		128



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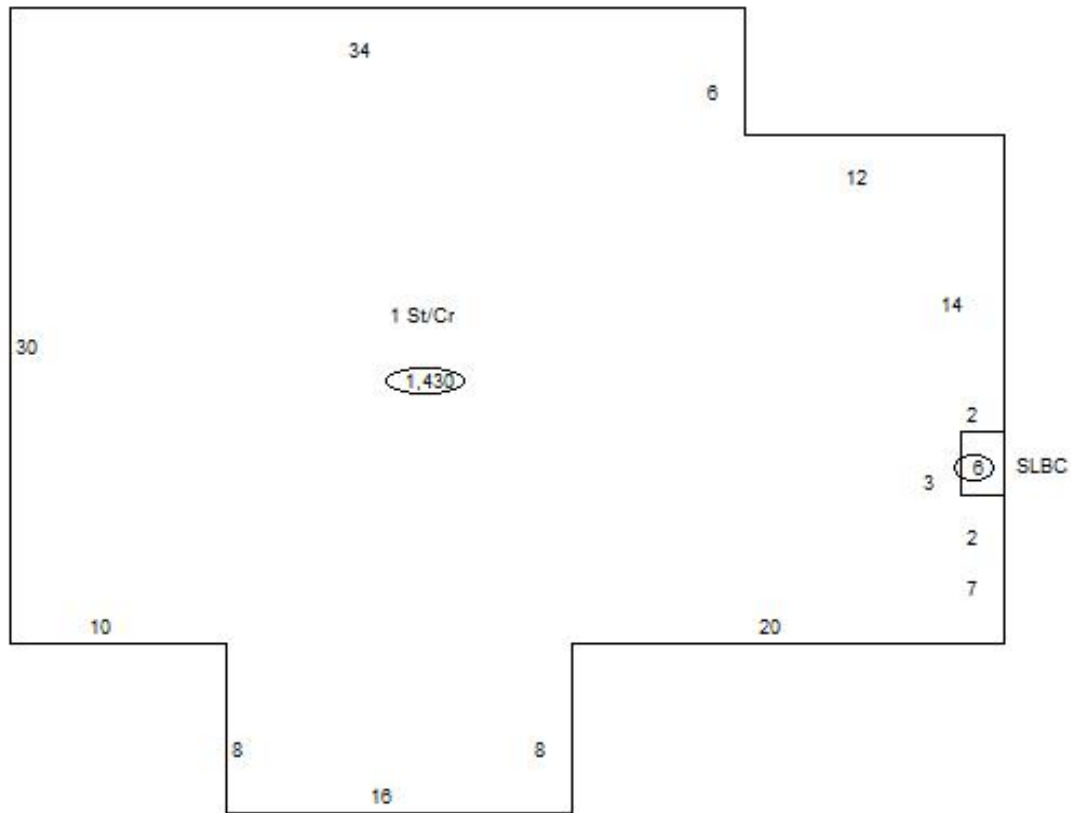
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,430	1.000	1,430
2	M	PRCH		10	SLBC	6	1.000	6
Total Building Area						1,430		1,430



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	16x8x6	Plank	Composition Shingle	128	
	Qual	3	Cond 3	Year 2022	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)		RCNLD
	Base Cost (25.65 x 128)		3,283		3,283	460	2,823
	LNT0	Lean To - Attached	16x8x6	Dirt	Formed Metal	128	
	Qual	3	Cond 3	Year 2022	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
	Base Cost (9.44 x 128)		1,208		1,208	230	978
	SHDS	Shed - Small	12x24x8	Plank	Composition Shingle	288	
	Qual	2	Cond 3	Year 2022	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)		RCNLD
	Base Cost (18.14 x 288)		5,224		5,224	731	4,493
	UTIL	Utility Building	40x60x14	Concrete	Formed Metal	2,400	
	Qual	3	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)		RCNLD
	Base Cost (27.07 x 2,400)		64,968		64,968	7,146	57,822
	LNT0	Lean To - Attached	18x60x10	Dirt	Formed Metal	1,080	
	Qual	3	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
	Base Cost (6.96 x 1,080)		7,517		7,517	2,781	4,736
	LOAF	Loafing Shed	16x30x6	Dirt	Formed Metal	480	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
	Base Cost (6.82 x 480)		3,274		3,274	1,211	2,063
	CPDT	Carport - Detached	30x30x12	Dirt	Formed Metal	900	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
	Base Cost (8.89 x 900)		8,001		8,001	4,161	3,840



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x18x8	Plank	Composition Shingle	252
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (18.01 x 252)		4,539		4,539	2,088
						2,451
	UTIL	Utility Building	22x40x10	Plank	Formed Metal	880
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (33.09 x 880)		29,119		29,119	14,268
						14,851
	CPDT	Carport - Detached	24x24x8	Dirt	Formed Metal	576
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (5.35 x 576)		3,082		3,082	2,127
						955
	SHDS	Shed - Small	14x18x8	Plank	Composition Shingle	252
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (18.01 x 252)		4,539		4,539	2,678
						1,861
	GRDT	Garage - Detached	20x24x8	Concrete	Composition Shingle	480
	Qual	2	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (18.67 x 480)		8,962		8,962	5,467
						3,495



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			2.055	54	54	111	111
TMBR Totals						2.055			111	111
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			5.792	143	143	827	827
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			29.165	168	168	4,900	4,900
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			23.818	224	224	5,335	5,335
IMP PST Totals						58.775			11,062	11,062
Total Agland						60.830			11,173	11,173