



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:13:59
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Assessment Data					Primary Image									
Account	660000002				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0913\IMG_0068. 9/17/2021</p>									
Parcel ID	19N16E-01-3-00000-000-0000													
Cadastral ID	01-19-16-00200													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	156334													
QUALLS, CAROL ANN														
31697 S 4180 RD														
INOLA OK 74036-0000														
Parcel Location														
Situs	31697 S 4180 RD													
Subdivision														
Lot/Block	0000 / 0000	Parcel Size	5 - Acres											
Sec/Twn/Rng	1 / 19 / 16 / 3													
Neighborhood	1916 - UNPLATTED													
School District	S005 - INOLA SCHOOLS													
Legal Description														
Lat/Long: 36.15243446 -95.56287777														
N 165' S 396' OF NW SW														
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	0	Land Value	107,269	44,137	11%	4,855	Assessed	11,484	919.41					
Year Frozen	0	Improvements	123,265	60,262		6,629	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00					
TIF Project ID	0	Total Value	230,534	104,399		11,484	Total Taxable	10,484	839.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000002	QUALLS, CAROL ANN	2	101,359	1000	10,150	813.00							
2024	2024-660000002	QUALLS, CAROL ANN	2	105,232	1000	9,830	790.00							
2023	2023-660000002	QUALLS, CAROL ANN	2	95,587	1000	9,515	766.00							
2022	2022-660000002	QUALLS, CAROL ANN	2	96,975	1000	9,442	766.00							
2021	2021-660000002	QUALLS, CAROL ANN	2	101,764	1000	9,138	732.00							
2020	2020-660000002	QUALLS, CAROL ANN	2	93,153	1000	8,843	714.00							
2019	2019-660000002	QUALLS, CAROL ANN	2	86,877	1000	8,556	707.00							
2018	2018-660000002	QUALLS, CAROL ANN	2	90,676	1000	8,974	749.00							
2017	2017-660000002	QUALLS, CAROL ANN	2	90,223	1000	8,925	751.00							
2016	2016-660000002	QUALLS, CAROL ANN	2	88,441	1000	8,729	743.00							
2015	2015-660000002	QUALLS, CAROL ANN	2	86,659	1000	8,532	740.00							
2014	2014-660000002	QUALLS, CAROL ANN	2	89,368	1000	8,599	772.00							
2013	2013-660000002	QUALLS, CAROL ANN	2	88,505	1000	8,320	701.00							



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Lot Data	Square-Foot - NBHD 1916 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5.1255 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 223,266.00 x .48 = 107,269 Factor Value Adjustments 1.0000 Lot Value 107,269		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Masonry
Base/Total Area	1,238 / 1,238
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	543 Attached Garage - Finished
Remodel	
Year/Eff Age	1968 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	166,744	134.69	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	111.12	Total Misc Impr	+	9,844	
Roofing Adj	+ 5.09	Garage Cost	+	21,307	
Subfloor Adj	+ 0.00	Total RCN	=	196,808	
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	84,627	
Plumbing Adj	+ 4.96	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	112,181	
Adj Base Cost	= 133.81	Lot Value	+	107,269	
Total Area	x 1,238	Indicated Value	=	219,450	
Adjusted Cost	= 165,657	Value Per SqFt		177.26	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,181		
Lot Value	107,269		
Indicated Value	219,450	177.26	Per SqFt
Agland Value			
Site Improvements	11,084		
Total Value	230,534	186.21	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	112848	32x5		160	26.43		4,229
WODO	WOOD DECK - OPEN	112849	16x12		192	22.45	100%	



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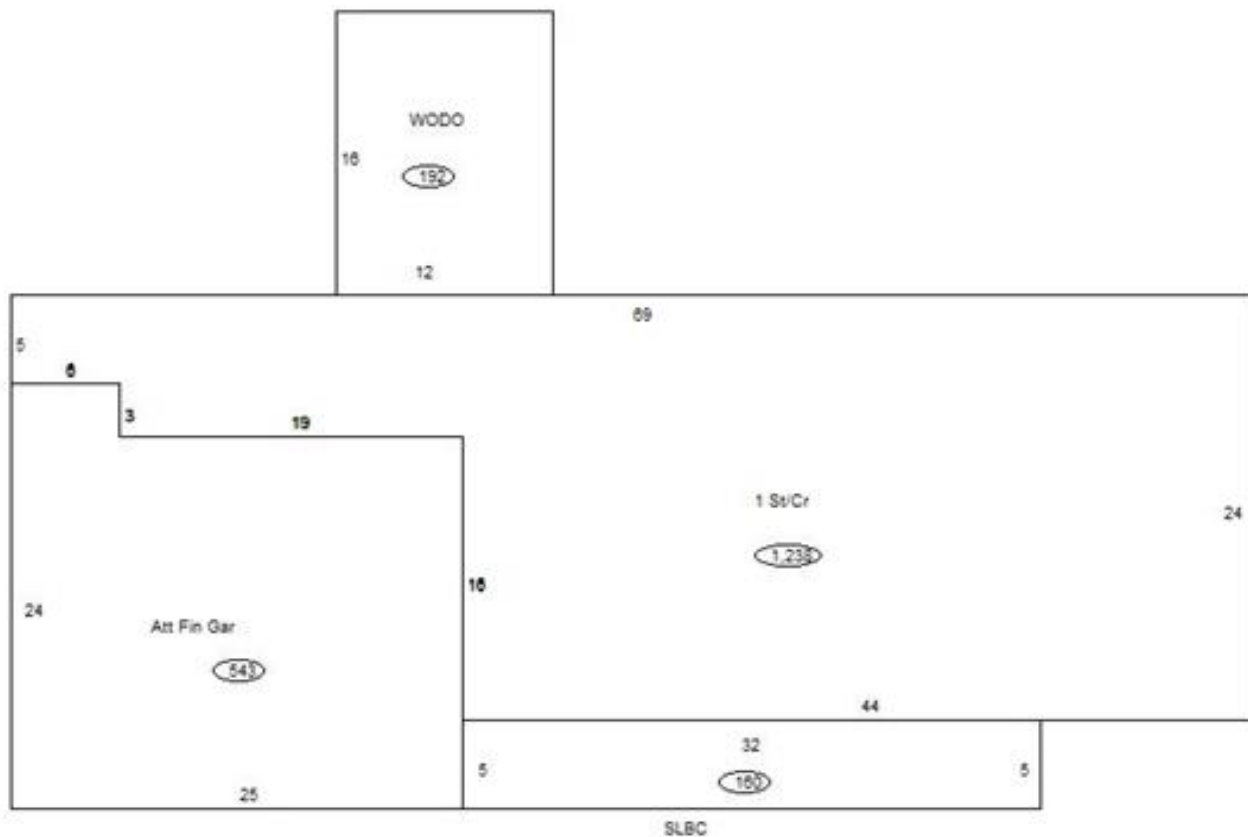
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Sketch Image

66000002



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,238	1.000	1,238
2	G	5		10	Att Fin Gar	543	1.000	543
3	M	PRCH		10	SLBC	160	1.000	160
4	M	WODO		10	WODO	192	1.000	192
Total Building Area						1,238		1,238



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
BNGP	Barn - General Purpose		24x40x10	Dirt	Galvanized Metal	960
Qual	3	Cond 3	Year 1990	Eff Age 27		

Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (21.97 x 960)	21,091		21,091	11,600	9,491

LOAF	Loafing Shed		10x12x6	Dirt	Galvanized Metal	120
Qual	3	Cond 3	Year 1990	Eff Age 27		

Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
Base Cost (6.64 x 120)	797		797	566	231

SHDS	Shed - Small		12x16x0	Concrete	Composition Shingle	192
Qual	4	Cond 3	Year 1990	Eff Age 27		

Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
Base Cost (24.47 x 192)	4,698		4,698	3,336	1,362