Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date	04/17/2026
Time	15:57:59
Page	1

Assessment Data

Account 660000012
Parcel ID 19N16E-01-2-00000-000-0000
Cadastral ID 01-19-16-01100
Property Type REAL - Real Property
Property Class RR **VI Area** 3
Tax Area 2 - INOLA RURAL
Name ID 297222
TOWNSEND, GARLEN R

31377 S 4180 RD
INOLA OK 74036-0000

Parcel Location

Situs 31377 S 4180 RD
Subdivision
Lot/Block / **Parcel Size** 2.32 - Acres
Sec/Twn/Rng 1 / 19 / 16 / 2
Neighborhood 1916 - UNPLATTED
School District S005 - INOLA SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.15702807 -95.56447229

S 130' W 391.5' OF NW SW NW & N 128' W 391.5' OF SW SW NW

Building Permits

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
1931/149	FREE, JEREMY DEE	01/31/2008	64,000	YES
1671/842	WARD, JOYCE	04/15/2005	47,500	YES
952/635	SELLER	03/31/1994	0	No

Parcel Valuation

Source	REAL
Remove Cap	2009
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	48,833	23,394	11%	2,573
Improvements	54,663	22,441		2,469
Mobile Home	0	0		0
Total Value	103,496	45,835		5,042

Levy Rate	80.060	Current Tax
Assessed	5,042	403.66
Penalty	0	
Exemption	1,000	-80.00
Total Taxable	4,042	324.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000012	TOWNSEND, GARLEN R	2	63,543	1000	3,894	312.00
2024	2024-660000012	TOWNSEND, GARLEN R	2	67,826	1000	3,753	302.00
2023	2023-660000012	TOWNSEND, GARLEN R	2	60,571	1000	3,614	291.00
2022	2022-660000012	TOWNSEND, GARLEN R	2	61,360	1000	3,349	272.00
2021	2021-660000012	TOWNSEND, GARLEN R	2	52,218	1000	3,223	258.00
2020	2020-660000012	TOWNSEND, GARLEN R	2	44,317	1000	3,100	250.00
2019	2019-660000012	TOWNSEND, GARLEN R	2	38,104	1000	2,980	246.00
2018	2018-660000012	TOWNSEND, GARLEN R	2	39,444	1000	2,864	239.00
2017	2017-660000012	TOWNSEND, GARLEN R	2	39,241	1000	2,752	232.00
2016	2016-660000012	TOWNSEND, GARLEN R	2	38,560	1000	2,643	225.00
2015	2015-660000012	TOWNSEND, GARLEN R	2	38,248	1000	2,536	220.00
2014	2014-660000012	TOWNSEND, GARLEN R	2	38,985	1000	2,434	219.00
2013	2013-660000012	TOWNSEND, GARLEN R	2	30,307	1000	2,334	197.00

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Date	04/17/2026
Time	15:58:00
Page	2

Lot Data

Square-Foot - NBHD 1916 #1

Lot Size		
Lot Count		
Units Buildable	2.32	
Non-Ag Acres	2.5837	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	112,548.00 x .43 = 48,833	
Factor Value		
Adjustments	1.0000	
Lot Value	48,833	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,136 / 1,136
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/Rghln	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1948 / 69

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	112,780	99.28	**Per SqFt**

Direct Comparables

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

Cost Approach

Manual : 01/2025

Base Cost		117.89	**Total Misc Impr**	+	5,452
Roofing Adj	+	6.57	**Garage Cost**	+	
Subfloor Adj	+	0.00	**Total RCN**	=	173,296
Heat/Cool Adj	+	16.31	**Depreciation (69%)**	-	119,574
Plumbing Adj	+	6.98	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	53,722
Adj Base Cost	=	147.75	**Lot Value**	+	48,833
Total Area	x	1,136	**Indicated Value**	=	102,555
Adjusted Cost	=	167,844	**Value Per SqFt**		90.28

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	53,722		
Lot Value	48,833		
Indicated Value	102,555	90.28	**Per SqFt**
Agland Value			
Site Improvements	941		
Total Value	103,496	91.11	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	43	168		168	32.45		5,452

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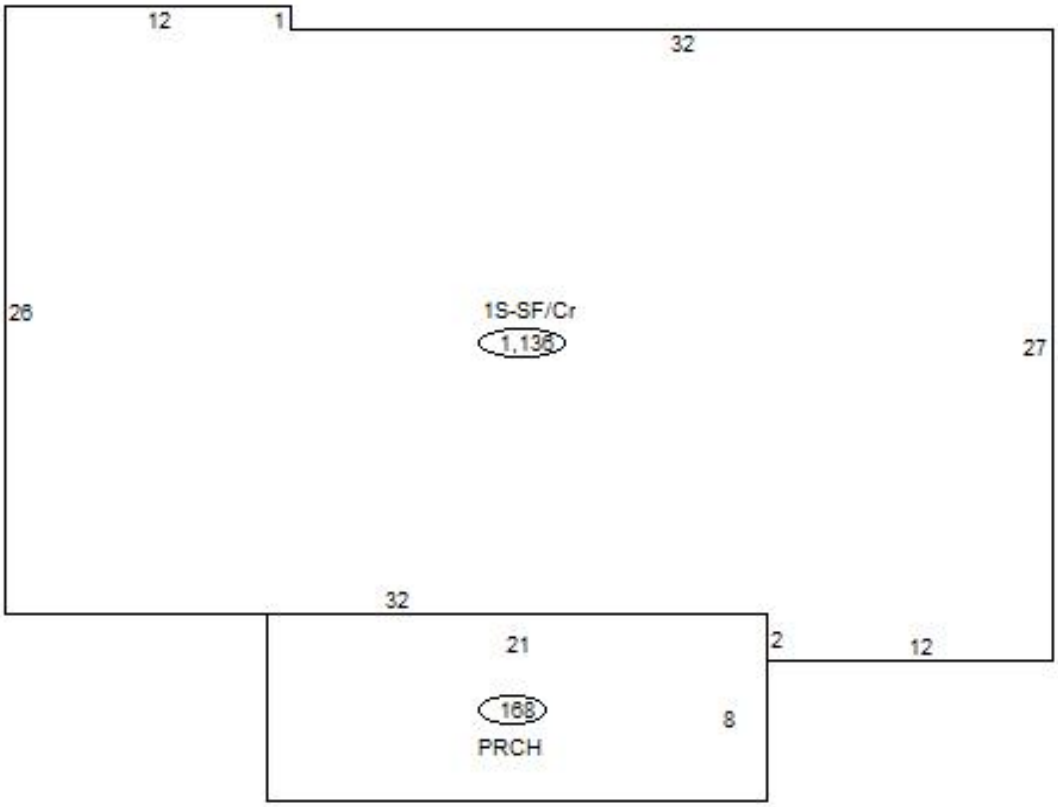
Date	**04/17/2026**
Time	**15:58:00**
Page	**3**

Sketch Image 660000012



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	PRCH	168	1.000	168
2	R	1	Crawl	10	1S-SF/Cr	1,136	1.000	1,136
					Total Building Area	1,136		1,136

Outbuildings/Site Improvements 660000012

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360
	Qual 4	**Cond** 3	**Year** 2010	**Eff Age** 12		

Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD
Base Cost (5.56 x 360)	2,002		2,002	1,061	941