




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:14:11  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000014 <b>Parcel ID</b> 19N16E-01-2-00000-000-0000 <b>Cadastral ID</b> 01-19-16-01400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 326110 O'BRYANT, GARY W & KAREN L  14808 E 590 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 31233 S 4180 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.5 - Acres <b>Sec/Twn/Rng</b> 1 / 19 / 16 / 2 <b>Neighborhood</b> 1916 - UNPLATTED <b>School District</b> S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\102_0916\IMG_0007. 9/17/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.15809584 -95.56447023 N 500.5' S 630.5' W 391.5' OF NW SW NW																																																																																																																									
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Date 04/17/2026  
 Time 03:14:11  
 Page 2

Lot Data	Square-Foot - NBHD 1916 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 4.5 <b>Non-Ag Acres</b> 4.2795 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 186,416.00 x .48 = 89,461 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 89,461		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\102_0916\IMG_0007. 9/17/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4 - Good
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Metal
<b>Base/Total Area</b>	1,372 / 1,372
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1929 / 73

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 124,709 90.90 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	115.30	<b>Total Misc Impr</b>	+ 9,077				
<b>Roofing Adj</b>	+ 6.42	<b>Garage Cost</b>	+				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 206,384				
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 72%)</b>	- 148,596				
<b>Plumbing Adj</b>	+ 5.78	<b>Lump Sums</b>	+ 2,084				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 59,872				
<b>Adj Base Cost</b>	= 143.81	<b>Lot Value</b>	+ 89,461				
<b>Total Area</b>	x 1,372	<b>Indicated Value</b>	= 149,333				
<b>Adjusted Cost</b>	= 197,307	<b>Value Per SqFt</b>	108.84				

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 59,872 <b>Lot Value</b> 89,461 <b>Indicated Value</b> 149,333 108.84 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 2,805 <b>Total Value</b> 152,138 110.89 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	46	12x6		72	32.96		2,373
PRCH	SLAB PORCH - COVERED	47	16x13		208	32.23		6,704
WODO	WOOD DECK - OPEN	48	13x10		130	32.06	50%	2,084



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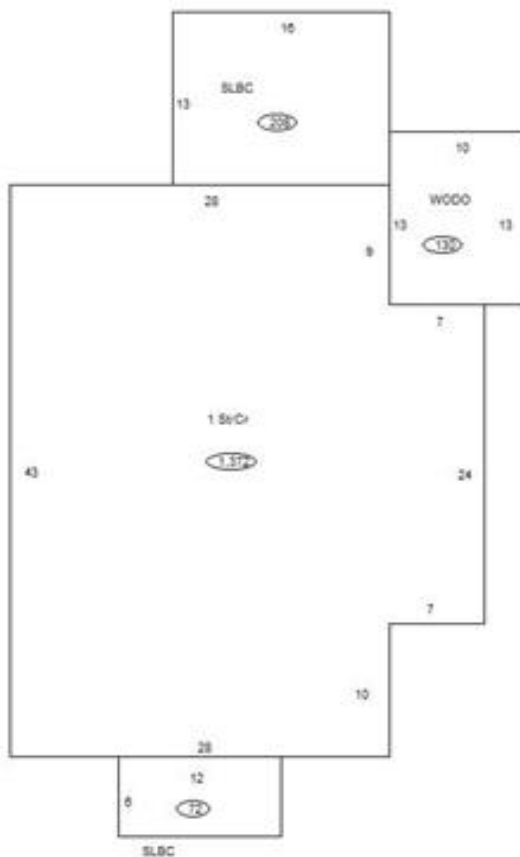
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Date 04/17/2026  
 Time 03:14:11  
 Page 3

Sketch Image

66000014



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,372	1.000	1,372
2	M	PRCH		10	SLBC	72	1.000	72
3	M	PRCH		10	SLBC	208	1.000	208
4	M	WODO		10	WODO	130	1.000	130
<b>Total Building Area</b>						<b>1,372</b>		<b>1,372</b>



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 Time 03:14:11  
 Page 4

660000014

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x24x6	Plank	Formed Metal	288
	<b>Qual</b>	3	<b>Cond</b> 2	<b>Year</b> 2000	<b>Eff Age</b> 26	

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (22.15 x 288)	6,379	6,379	4,465	1,914

	LOAF	Loafing Shed	12x16x8	Dirt	Formed Metal	192
	<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20	

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (7.12 x 192)	1,367	1,367	807	560

	PCPT	Carport - Portable	18x20x8	Gravel	Formed Metal	360
	<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20	

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.38 x 360)	1,577	1,577	1,246	331