




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000017 <b>Parcel ID</b> 19N16E-01-3-00000-000-0000 <b>Cadastral ID</b> 01-19-16-01700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 289265 SPURLOCK, RONNIE LEE  TRUSTEE 31609 S 4180 RD INOLA OK 74036-3529  <b>Parcel Location</b> <b>Situs</b> 31609 S 4180 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 96.14 - Acres <b>Sec/Twn/Rng</b> 1 / 19 / 16 / 3 <b>Neighborhood</b> 1916 - UNPLATTED <b>School District</b> S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0921\IMG_0011. 9/21/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.15441383 -95.56005560 N 1089' OF NW SW & NE SW & S2 S2 NW LESS N 128' W 391.5' SW SW NW AND LESS TR BEG AT SW/C OF S/2 S/2 NW/4; TH N00-03-50W 141' TH N89-56-02E 1320', TH S00-03-58E 363', TH S89-56-02W 1320', TH N00-03-58W 222' TO POB.																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Veneer, Stone
Base/Total Area	3,341 / 3,341
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,341
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	1,058 Attached Garage - Finished
Remodel	
Year/Eff Age	2012 / 11

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	102.09	Total Misc Impr	+ 27,451	Roofing Adj	+ 6.53	Garage Cost	+ 60,211
Subfloor Adj	+ -4.28	Total RCN	= 515,978	Heat/Cool Adj	+ 16.31	Depreciation ( 11%)	- 56,758
Plumbing Adj	+ 7.55	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 459,220
Adj Base Cost	= 128.20	Lot Value	+ 459,220	Total Area	x 3,341	Indicated Value	= 459,220
Adjusted Cost	= 428,316	Value Per SqFt	137.45	Adjusted Cost	= 428,316	Value Per SqFt	137.45

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	459,220		
Lot Value			
Indicated Value	459,220	137.45	Per SqFt
Agland Value	13,106		
Site Improvements	177,221		
Total Value	649,547	194.42	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2000	1	0.00	
PRCH	SLAB PORCH - COVERED	115662	465		465	31.42	14,610
PRCH	SLAB PORCH - COVERED	115663	19x10		190	32.32	6,141
FPPF	Fireplace - Prefabricated		1		1	6,700.26	6,700



# Rogers

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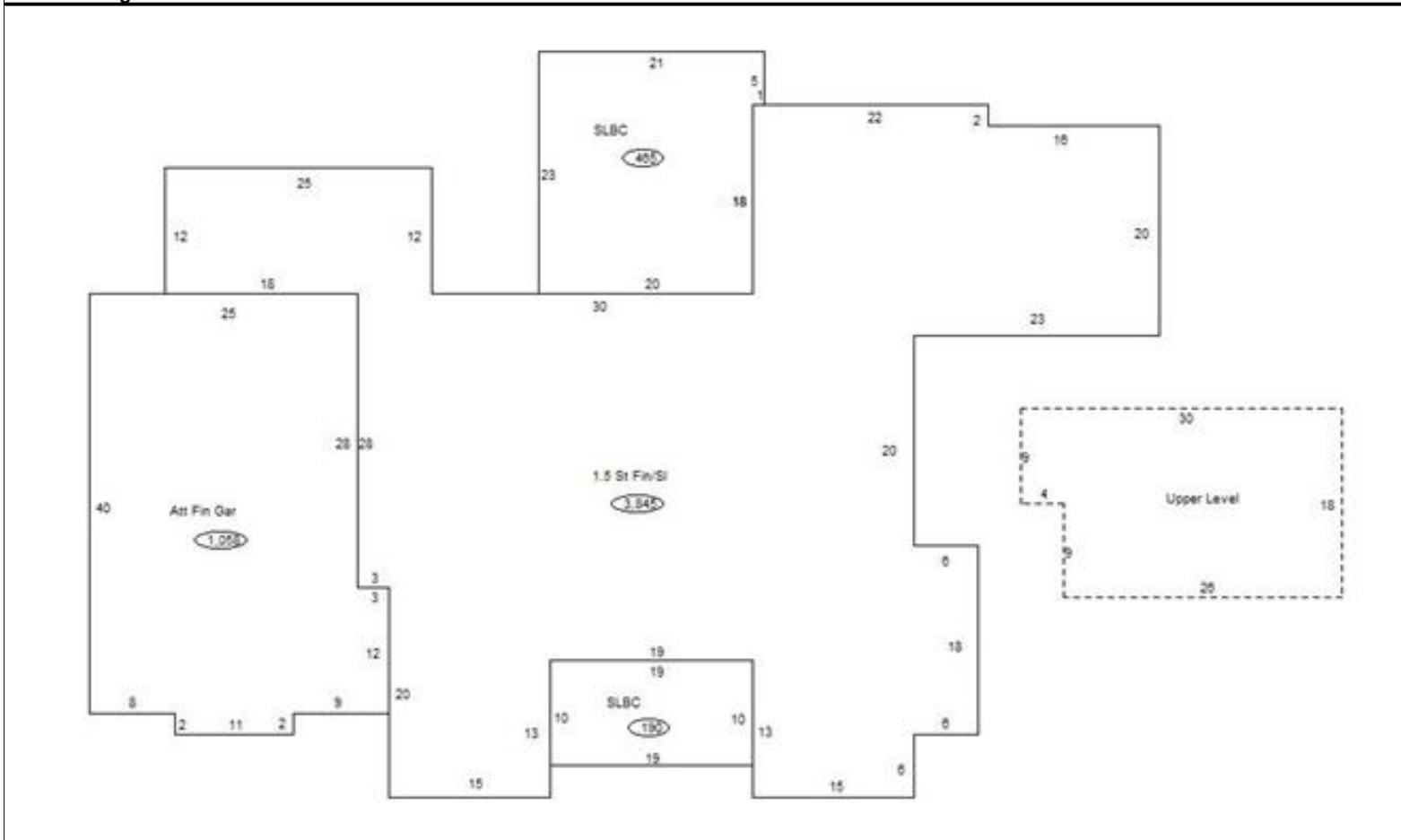
Date 04/18/2026

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### Sketch Image

66000017



### 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/Sl	3,341	1.151	3,845
2	G	5		13	Att Fin Gar	1,058	1.000	1,058
3	U	^UL		13	Upper Level	504	1.000	504
4	M	PRCH		13	SLBC	465	1.000	465
5	M	PRCH		13	SLBC	190	1.000	190
<b>Total Building Area</b>						<b>3,341</b>		<b>3,845</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	46x40x12	Gravel	Formed Metal	1,840
	Qual	2.5	Cond 2.5	Year 2021	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	
	Base Cost (16.55 x 1,840)		30,452	30,452	2,741	27,711
	ARNC	Arena - Covered	100x80x12	Dirt	Formed Metal	8,000
	Qual	2.5	Cond 2.5	Year 2021	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	
	Base Cost (7.00 x 8,000)		56,000	56,000	5,040	50,960
	BNGP	Barn - General Purpose	12x12x0	Concrete	Formed Metal	144
	Qual	2	Cond 2	Year 2011	Eff Age 15	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (34% Phys/ % Func)</b>	
	Base Cost (24.90 x 144)		3,586	3,586	1,219	2,367
	UTIL	Utility Building	60x40x12	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2011	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	
	Base Cost (26.64 x 2,400)		63,936	63,936	14,066	49,870
	UTIL	Utility Building	46x40x12	Concrete	Formed Metal	1,840
	Qual	3	Cond 3	Year 2011	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	
	Base Cost (28.31 x 1,840)		52,090	52,090	11,460	40,630
	LNT0	Lean To - Attached	40x15x10	Dirt	Formed Metal	600
	Qual	3	Cond 3	Year 2011	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	
	Base Cost (8.13 x 600)		4,878	4,878	2,439	2,439
	LNT0	Lean To - Attached	60x15x10	Dirt	Formed Metal	900
	Qual	3	Cond 3	Year 2011	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	
	Base Cost (7.21 x 900)		6,489	6,489	3,245	3,244



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,544 / 1,544
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,544
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	2014 / 12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	62.96	Total Misc Impr	+ 7,754	Roofing Adj	+ 4.74	Garage Cost	+ 15,259
Subfloor Adj	+ 0.00	Total RCN	= 156,090	Heat/Cool Adj	+ 10.30	Depreciation ( 15%)	- 23,414
Plumbing Adj	+ 8.19	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 132,676
Adj Base Cost	= 86.19	Lot Value	+ 132,676	Total Area	x 1,544	Indicated Value	= 132,676
		Value Per SqFt	85.93	Adjusted Cost	= 133,077		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,676		
Lot Value			
Indicated Value	132,676	85.93	Per SqFt
Agland Value			
Site Improvements			
Total Value	132,676	85.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120252	21x7		147	20.83		3,062
PRCH	SLAB PORCH - COVERED	120253	38x6		228	20.58		4,692



# Rogers

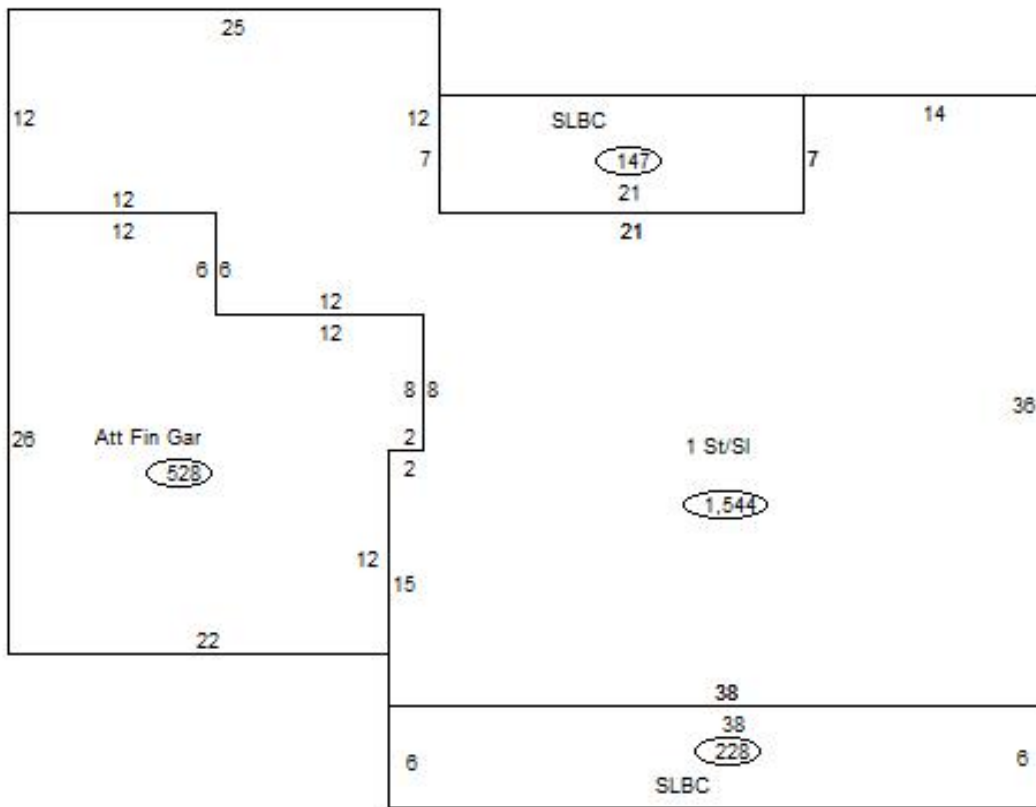
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### Sketch Image

66000017



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1	R	1	Slab	13	1 St/SI	1,544	1.000	1,544
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	147	1.000	147
4	M	PRCH		13	SLBC	228	1.000	228
<b>Total Building Area</b>						1,544		1,544



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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			4.529	54	54	245	245
HC	HECTOR STONY SANDY LOAM	TMBR	20			16.251	36	36	585	585
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.050	85	85	4	4
<b>TMBR Totals</b>						20.830			834	834
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			27.346	192	192	5,250	5,250
RVC	RIVERTON GRAVELLY LOAM 3-	NTV PST	61			47.964	146	146	7,022	7,022
<b>NTV PST Totals</b>						75.310			12,272	12,272
<b>Total Agland</b>						96.140			13,106	13,106