




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:14:18
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Assessment Data					Primary Image									
Account	660000022				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0913\IMG_0061. 9/17/2021</p>									
Parcel ID	19N16E-01-3-00000-000-0000													
Cadastral ID	01-19-16-02200													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	156524													
RICHARDSON, JAMES														
31725 S 4180 RD INOLA OK 74036-0000														
Parcel Location														
Situs	31725 S 4180 RD													
Subdivision														
Lot/Block	/	Parcel Size	18.527 - Acres											
Sec/Twn/Rng	1 / 19 / 16 / 3													
Neighborhood	1916 - UNPLATTED													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.15072844 -95.56378512														
S 231' OF NW SW & W 447' SW SW LESS S 208.71' OF W 417.42' SW 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														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code					
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	3,764	3,764	11%	414	Assessed	8,411 673.38						
Year Frozen	0	Improvements	84,205	72,699		7,997	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -80.00						
TIF Project ID	0	Total Value	87,969	76,463		8,411	Total Taxable	7,411 593.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660000022	RICHARDSON, JAMES	2	77,119	1000	7,166	574.00							
2024	2024-660000022	RICHARDSON, JAMES	2	79,289	1000	6,928	557.00							
2023	2023-660000022	RICHARDSON, JAMES	2	81,477	1000	6,697	539.00							
2022	2022-660000022	RICHARDSON, JAMES	2	80,260	1000	6,255	507.00							
2021	2021-660000022	RICHARDSON, JAMES	2	64,038	1000	6,044	484.00							
2020	2020-660000022	RICHARDSON, JAMES	2	63,104	1000	5,941	480.00							
2019	2019-660000022	RICHARDSON, JAMES	2	62,033	1000	5,824	481.00							
2018	2018-660000022	RICHARDSON, JAMES	2	66,088	1000	6,270	523.00							
2017	2017-660000022	RICHARDSON, JAMES	2	130,645	1000	13,371	1,125.00							
2016	2016-660000022	RICHARDSON, JAMES	2	129,107	1000	13,201	1,123.00							
2015	2015-660000022	RICHARDSON, JAMES	2	130,883	1000	13,258	1,150.00							
2014	2014-660000022	RICHARDSON, JAMES	2	131,626	1000	12,843	1,153.00							
2013	2013-660000022	RICHARDSON, JAMES	2	130,239	1000	12,440	1,048.00							



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Lot Data	Square-Foot - NBHD 1916 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Metal 10% Veneer, Masonry
Base/Total Area	1,294 / 1,294
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,294
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1963 / 63

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	97.85	Total Misc Impr	+ 7,397				
Roofing Adj	+ 5.27	Garage Cost	+ 0				
Subfloor Adj	+ -1.15	Total RCN	= 159,778				
Heat/Cool Adj	+ 11.47	Depreciation (67%)	- 107,051				
Plumbing Adj	+ 4.32	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 52,727				
Adj Base Cost	= 117.76	Lot Value	+ 0				
Total Area	x 1,294	Indicated Value	= 52,727				
Adjusted Cost	= 152,381	Value Per SqFt	40.75				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,727		
Lot Value			
Indicated Value	52,727	40.75	Per SqFt
Agland Value	3,764		
Site Improvements	31,478		
Total Value	87,969	67.98	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	63	16x6		96	23.97		2,301



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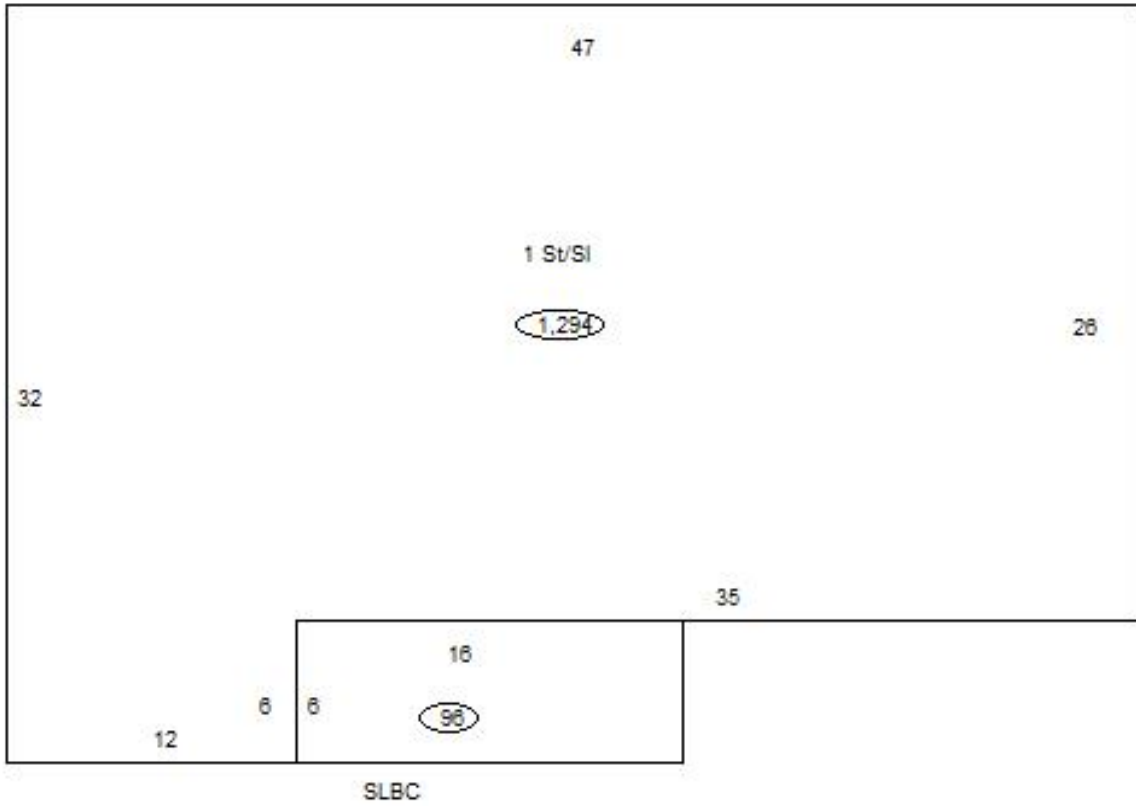
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,294	1.000	1,294
2	M	PRCH		10	SLBC	96	1.000	96
Total Building Area						1,294		1,294



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
PCPT	Carport - Portable	24x20x8	Concrete	Formed Metal	480	
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD	
Base Cost (5.34 x 480)		2,563	2,563	1,358	1,205	
PCPT	Carport - Portable	20x35x10	Plank	Formed Metal	700	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD	
Base Cost (5.91 x 700)		4,137	4,137	3,268	869	
BNGP	Barn - General Purpose	18x20x10	Concrete	Formed Metal	360	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
Base Cost (27.55 x 360)		9,918	9,918	4,860	5,058	
UTIL	Utility Building	30x50x10	Concrete	Formed Metal	1,500	
Qual	3	Cond 3	Year 1999	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
Base Cost (29.21 x 1,500)		43,815	43,815	21,469	22,346	
SHIP	Shipping/Storage Container	8x40x8			320	
Qual	3	Cond 3	Year 0	Eff Age 0		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (6.25 x 320)		2,000	2,000		2,000	



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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
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			11.270	224	224	2,524	2,524
RVC	RIVERTON GRAVELLY LOAM 3-	IMP PST	61			4.030	171	171	688	688
RVC	RIVERTON GRAVELLY LOAM 3-	IMP PST	61			3.230	171	171	552	552
IMP PST Totals						18.530			3,764	3,764
Total Agland						18.530			3,764	3,764