




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660000024 Parcel ID 19N16E-01-2-00000-000-0000 Cadastral ID 01-19-16-02300 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 310039 MATHIAS FAMILY REVOCABLE TRUST & ELIZABETH M FARRAR- LIFE ESTATE 31155 S 4180 RD INOLA OK 74036-0000 Parcel Location Situs 31155 S 4180 RD Subdivision Lot/Block / Parcel Size 47.87 - Acres Sec/Twn/Rng 1 / 19 / 16 / 2 Neighborhood 1916 - UNPLATTED School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\102_0916\IMG_0011. 9/17/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.15871002 -95.56130277 LOTS 5 & 6 & N2 S2 NW LESS S 630.5' W 391.5' NW SW NW LESS SE NE NW & LESS NE SE NW & LESS N 186' OF THE W 1170.96' OF LOT 5.																																																																																																																									
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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		

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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,500 / 1,500
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	
Remodel	
Year/Eff Age	1921 / 47

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	106.94	Total Misc Impr	+ 14,955
Roofing Adj	+ 5.99	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 216,750
Heat/Cool Adj	+ 16.31	Depreciation (50%)	- 108,375
Plumbing Adj	+ 5.29	Lump Sums	+ 2,245
Basement Adj	+ 0.00	RCNLD	= 110,620
Adj Base Cost	= 134.53	Lot Value	+
Total Area	x 1,500	Indicated Value	= 110,620
Adjusted Cost	= 201,795	Value Per SqFt	73.75

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	110,620		
Lot Value			
Indicated Value	110,620	73.75	Per SqFt
Agland Value	5,858		
Site Improvements	17,382		
Total Value	133,860	89.24	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	65	30x8		240	32.13		7,711
WODO	WOOD DECK - OPEN	66	12x12		144	31.18	50%	2,245



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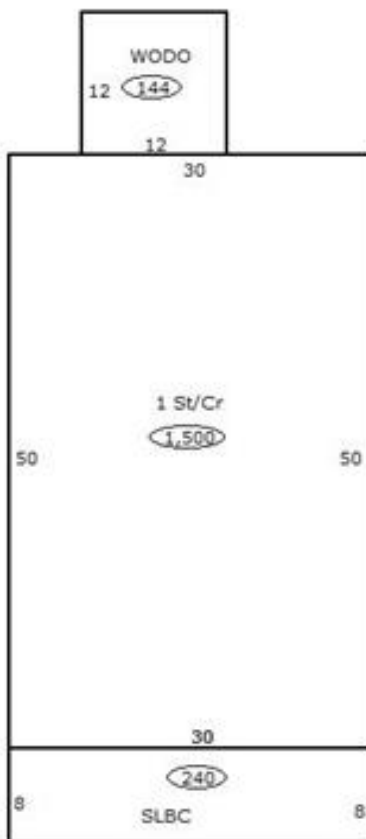
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Sketch Image

66000024



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,500	1.000	1,500
2	M	PRCH		13	SLBC	240	1.000	240
3	M	WODO		13	WODO	144	1.000	144
Total Building Area						1,500		1,500



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	40x60x10	Dirt	Galvanized Metal	2,400
	Qual 3	Cond 3	Year 1980	Eff Age 35		

Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (18.57 x 2,400)	44,568	44,568	27,186	17,382



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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			14.749	54	54	796	796
RMB	RIVERTON LOAM 1-3% SLOPES	TMBR	75			1.787	135	135	241	241
TMBR Totals						16.535			1,037	1,037
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			2.843	192	192	546	546
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			.184	192	192	35	35
RVC	RIVERTON GRAVELLY LOAM 3-	NTV PST	61			23.872	146	146	3,495	3,495
NTV PST Totals						26.898			4,076	4,076
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			4.436	168	168	745	745
IMP PST Totals						4.436			745	745
Total Agland						47.870			5,858	5,858