



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 660000034 Parcel ID 19N16E-01-4-00000-000-0000 Cadastral ID 01-19-16-03200 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 141574 JOHNSTON, LYNDYLL D & LISA L-TRUSTEES 16655 E KINGS PL INOLA OK 74036-0000 Parcel Location Situs 31904 S 4190 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 1 / 19 / 16 / 4 Neighborhood 1916 - UNPLATTED School District S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0920\IMG_0037. 9/20/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.14933605 -95.54776688 NE SE SE SE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1916 #1	Primary Image
Lot Size Lot Count Units Buildable 2.5 Non-Ag Acres 2.514 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 109,510.00 x .43 = 47,163 Factor Value Adjustments Lot Value 47,163		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0920\IMG_0037. 9/20/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,528 / 1,528
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,528
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	239,127 156.50 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	129,553
Lot Value	47,163
Indicated Value	176,716 115.65 Per SqFt
Agland Value	
Site Improvements	28,469
Total Value	205,185 134.28 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	122.05	Total Misc Impr	+	12,324
Roofing Adj	+ 6.39	Garage Cost	+	25,344
Subfloor Adj	+ -4.95	Total RCN	=	264,393
Heat/Cool Adj	+ 16.31	Depreciation (51%)	-	134,840
Plumbing Adj	+ 8.58	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	129,553
Adj Base Cost	= 148.38	Lot Value	+	47,163
Total Area	x 1,528	Indicated Value	=	176,716
Adjusted Cost	= 226,725	Value Per SqFt		115.65

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	91	14x4		56	33.02		1,849
PATO	SLAB PORCH - OPEN	92	280		280	11.54		3,231
SHLT	STORM SHELTER			1 2017	1	0.00		



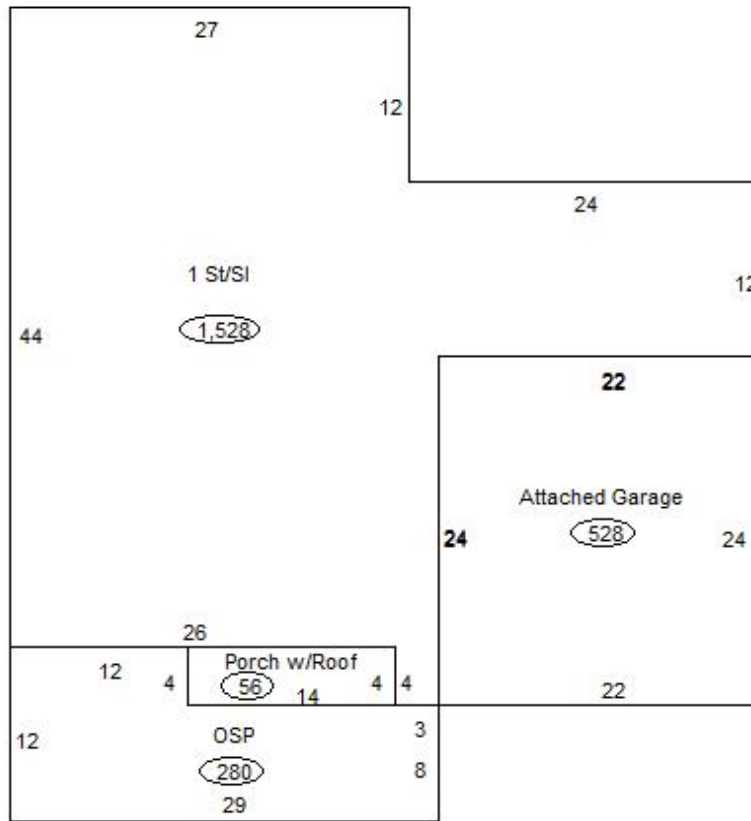
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Sketch Image

660000034



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,528	1.000	1,528
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	56	1.000	56
4	M	PATO		13	Open Slab	280	1.000	280
Total Building Area						1,528		1,528



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		16x10x0	Concrete	Formed Metal	160
Qual	4	Cond 3	Year 2021	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
Base Cost (26.29 x 160)		4,206		4,206	799	3,407
PCPT	Carport - Portable		20x16x8	Concrete	Formed Metal	320
Qual	3	Cond 3	Year 2021	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (5.28 x 320)		1,690		1,690	254	1,436
SHDS	Shed - Small		8x12x6	Plank	Formed Metal	96
Qual	4	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (31.80 x 96)		3,053		3,053	1,404	1,649
BNGP	Barn - General Purpose		32x60x10	Dirt	Formed Metal	1,920
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (20.73 x 1,920)		39,802		39,802	19,503	20,299
LNT0	Lean To - Attached		12x60x0	Dirt	Formed Metal	720
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
Base Cost (7.52 x 720)		5,414		5,414	3,736	1,678