




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:14:41
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Assessment Data					Primary Image																																																																																																																				
Account 660000047 Parcel ID 000000-00-0-00006-001-0004 Cadastral ID 01-19-16-04230 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 331812 CLARY, ROBERT & LAURA D 15502 E ANDERSON WAY INOLA OK 74036-0000 Parcel Location Situs 15502 E ANDERSON WAY Subdivision ANDERSON ACRES Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 19 / 16 / 5 Neighborhood 1093 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0910\IMG_0010. 9/17/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.16079870 -95.55579320																																																																																																																									
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Lot Data	Square-Foot - NBHD 1093 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2226	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,257.00 x 1.06 = 56,397	
Factor Value		
Adjustments	1.0000	
Lot Value	56,397	

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,710 / 1,710
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,710
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	628 Attached Garage - Finished
Remodel	
Year/Eff Age	1983 / 32

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	217,266 127.06 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	241,540 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	159,344
Lot Value	56,397
Indicated Value	215,741 126.16 Per SqFt
Agland Value	
Site Improvements	5,634
Total Value	221,375 129.46 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	111.12	Total Misc Impr	+	14,191
Roofing Adj	+ 4.85	Garage Cost	+	23,902
Subfloor Adj	+ -2.31	Total RCN	=	265,574
Heat/Cool Adj	+ 12.64	Depreciation (40%)	-	106,230
Plumbing Adj	+ 6.73	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	159,344
Adj Base Cost	= 133.03	Lot Value	+	56,397
Total Area	x 1,710	Indicated Value	=	215,741
Adjusted Cost	= 227,481	Value Per SqFt		126.16

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	133		238	238	26.18		6,231
PRCH	SLAB PORCH - COVERED	134	11x8		88	26.65		2,345



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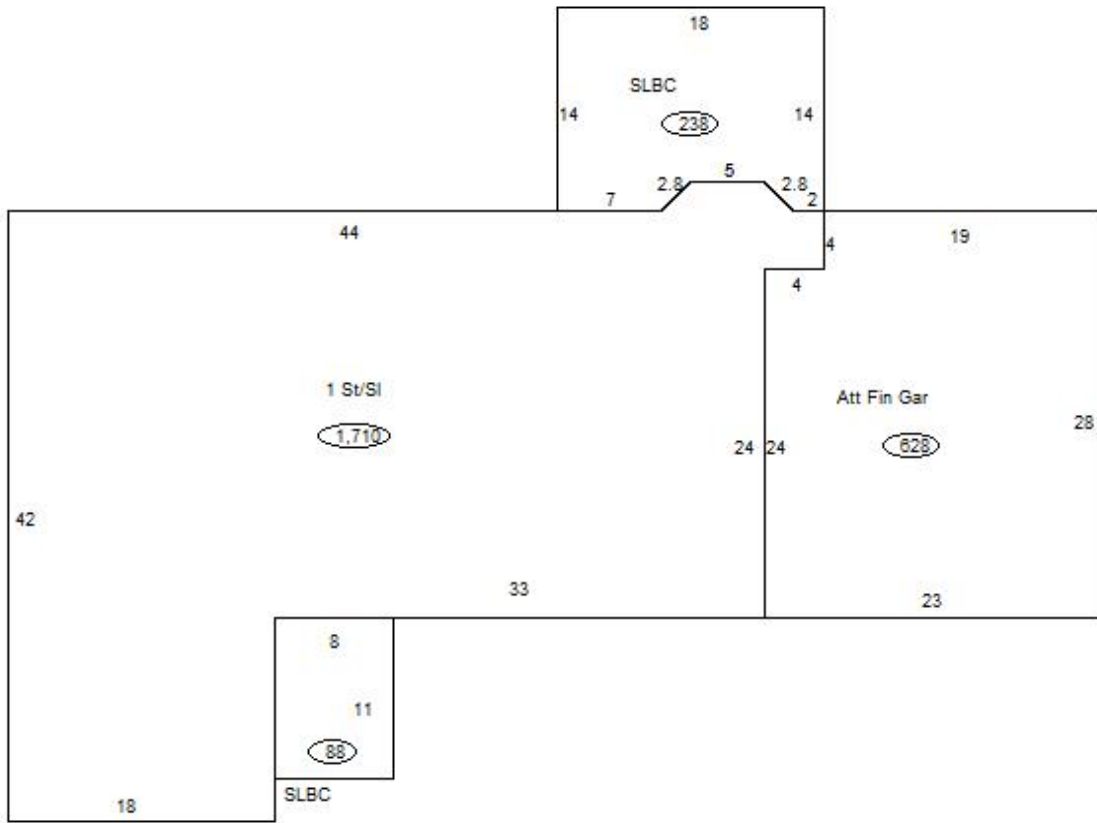
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Sketch Image

66000047



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,710	1.000	1,710
2	G	5		13	Att Fin Gar	628	1.000	628
3	M	PRCH		13	SLBC	238	1.000	238
4	M	PRCH		13	SLBC	88	1.000	88
Total Building Area						1,710		1,710



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x22x7	Concrete	Composition Shingle	440
	Qual	5	Cond 3	Year 2000	Eff Age 20	

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (26.72 x 440)	11,757		11,757	6,937	4,820

	SHDS	Shed - Small	10x16x7	Plank	Formed Metal	160
	Qual	3	Cond 1	Year 2000	Eff Age 36	

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (25.44 x 160)	4,070		4,070	3,256	814