



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	660000048				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0910\IMG_0015. 9/17/2021</p>				
Parcel ID	000000-00-0-00006-001-0005								
Cadastral ID	01-19-16-04240								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	321479								
SAUER, CARL J & CONNIE M									
15554 E ANDERSON WAY INOLA OK 74036-0000									
Parcel Location									
Situs	15554 E ANDERSON WAY								
Subdivision	ANDERSON ACRES								
Lot/Block	0005 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	1 / 19 / 16 / 5								
Neighborhood	1093 - R-V03-SE INOLA								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.16082498 -95.55514657									
Building Permits									
LOT 5 BLOCK 1 ANDERSON ACRES									
Number	Description	Opened	Closed	Amount					
R19 000326	R20- NEW 30X40 DTCH ACC BLDG	09/2019	11/2019	25,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2635/456	FIRST UNITED BANK & TRUST CO	04/07/2017	132,000	3
					2596/753	OLDHAM, ROBERT S	11/23/2016	0	10
					2338/297	COOK, KENNETH C &	06/28/2013	156,000	YES
					1889/449	KIGHT, JOE W &	08/02/2007	130,000	YES
					1771/242	WILSON, BRIAN R &	05/04/2006	66,000	YES
					1017/512	MARTIN, MICHAEL WALLACE &	02/27/1996	75,500	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2018	Land Value	58,450	43,362	11%	4,770	Assessed	25,957	2,078.12
Year Frozen	0	Improvements	220,036	192,608		21,187	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	278,486	235,970		25,957	Total Taxable	25,957	2,078.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000048	SAUER, CARL J &	2	241,887	0	24,721	1,979.00		
2024	2024-660000048	SAUER, CARL J &	2	260,485	0	23,544	1,893.00		
2023	2023-660000048	SAUER, CARL J &	2	203,841	0	22,423	1,806.00		
2022	2022-660000048	SAUER, CARL J &	2	194,588	0	21,405	1,736.00		
2021	2021-660000048	SAUER, CARL J &	2	180,989	0	19,909	1,595.00		
2020	2020-660000048	SAUER, CARL J &	2	179,834	0	19,696	1,591.00		
2019	2019-660000048	SAUER, CARL J &	2	154,063	0	16,947	1,400.00		
2018	2018-660000048	SAUER, CARL J &	2	160,612	0	17,667	1,475.00		
2017	2017-660000048	SAUER, CARL J &	2	159,236	0	17,516	1,474.00		
2016	2016-660000048	OLDHAM, ROBERT S	2	154,950	0	17,045	1,450.00		
2015	2015-660000048	OLDHAM, ROBERT S	2	151,733	0	16,691	1,448.00		
2014	2014-660000048	OLDHAM, ROBERT S	2	153,056	0	16,836	1,512.00		
2013	2013-660000048	OLDHAM, ROBERT S	2	137,903	0	15,098	1,272.00		



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Lot Data	Square-Foot - NBHD 1093 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2951	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	56,416.00 x 1.04 = 58,450	
Factor Value		
Adjustments	1.0000	
Lot Value	58,450	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,952 / 1,952
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,952
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	616 Attached Garage - Finished
Remodel	
Year/Eff Age	1979 / 28

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	236,779	121.30	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	258,980		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.59	Total Misc Impr	+	39,220			
Roofing Adj	+ 4.28	Garage Cost	+	20,248			
Subfloor Adj	+ -1.11	Total RCN	=	296,519			
Heat/Cool Adj	+ 11.47	Depreciation (38%)	-	112,677			
Plumbing Adj	+ 7.21	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	183,842			
Adj Base Cost	= 121.44	Lot Value	+	58,450			
Total Area	x 1,952	Indicated Value	=	242,292			
Adjusted Cost	= 237,051	Value Per SqFt		124.13			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	183,842		
Lot Value	58,450		
Indicated Value	242,292	124.13	Per SqFt
Agland Value			
Site Improvements	36,194		
Total Value	278,486	142.67	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	137		376	376	23.10		8,686
EPSW	Enclosed Porch - Solid Wall	138		28x12	336	60.94		20,476
CPDT	CARPORT - DETACHED	143569		33x14	462	10.74		4,962



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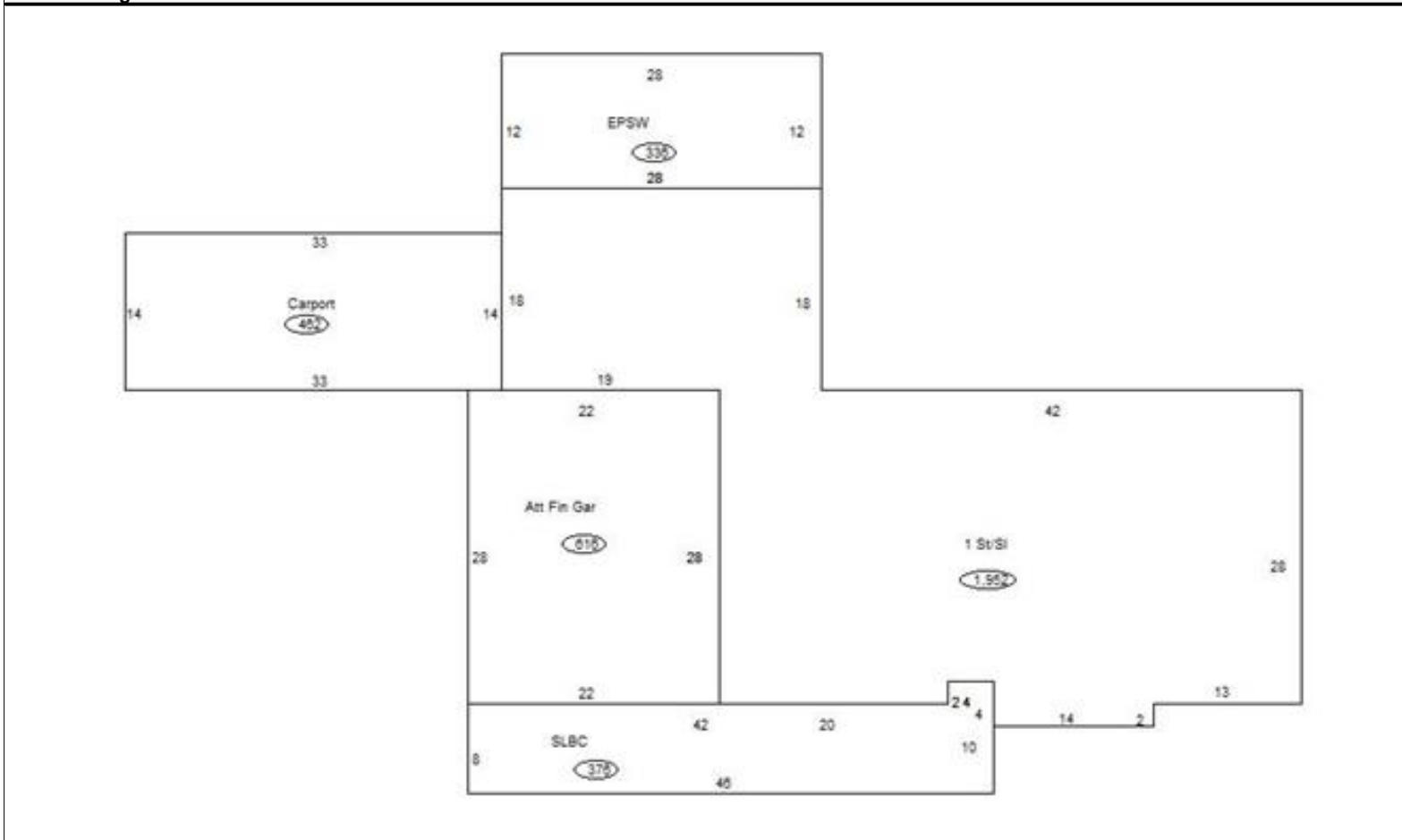
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	616	1.000	616
2	R	1	Slab	13	1 St/SI	1,952	1.000	1,952
3	M	PRCH		13	SLBC	376	1.000	376
4	M	EPSW		13	EPSW	336	1.000	336
5	M	CPDT		13	Carport	462	1.000	462
Total Building Area						1,952		1,952



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		40x30x12	Concrete	Composition Shingle	1,200
Qual	2	Cond 3	Year 2019	Eff Age 5		

Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
Base Cost (29.98 x 1,200)	35,976		35,976	3,238	32,738

BNGP	Barn - General Purpose		12x24x10	Dirt	Formed Metal	288
Qual	3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (23.53 x 288)	6,777		6,777	3,321	3,456