



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:14:53  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000056 <b>Parcel ID</b> 000000-00-0-00006-001-0013 <b>Cadastral ID</b> 01-19-16-04320 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 311039 HERRON, TANYA E & MITCHELL LEE THOMPSON HERRON  31165 S ANDERSON RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 31165 S ANDERSON RD <b>Subdivision</b> ANDERSON ACRES <b>Lot/Block</b> 0013 / 0001 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 1 / 19 / 16 / 5 <b>Neighborhood</b> 1093 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0910\IMG_0055. 9/17/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.15901673 -95.55325455 LOTS 13 & 14 & E2 OF VAC CO RD BLOCK 1 ANDERSON ACRES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1093 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0621	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,265.00 x 1.12 = 51,852	
Factor Value		
Adjustments	1.0000	
Lot Value	51,852	

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0910\IMG\_0055. 9/17/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,432 / 1,432
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,432
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Finished
Remodel	
Year/Eff Age	1982 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	159,982	111.72	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	93.90	Total Misc Impr	+	21,703			
Roofing Adj	+ 3.94	Garage Cost	+	15,080			
Subfloor Adj	+ 0.00	Total RCN	=	204,284			
Heat/Cool Adj	+ 10.30	Depreciation ( 45%)	-	91,928			
Plumbing Adj	+ 8.83	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	112,356			
Adj Base Cost	= 116.97	Lot Value	+	51,852			
Total Area	x 1,432	Indicated Value	=	164,208			
Adjusted Cost	= 167,501	Value Per SqFt		114.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,356		
Lot Value	51,852		
Indicated Value	164,208	114.67	Per SqFt
Agland Value			
Site Improvements	14,582		
Total Value	178,790	124.85	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	173	20x4		80	21.04		1,683
EPSW	ENCLOSED PORCH - SOLID WALL	174	18x16		288	53.62		15,443



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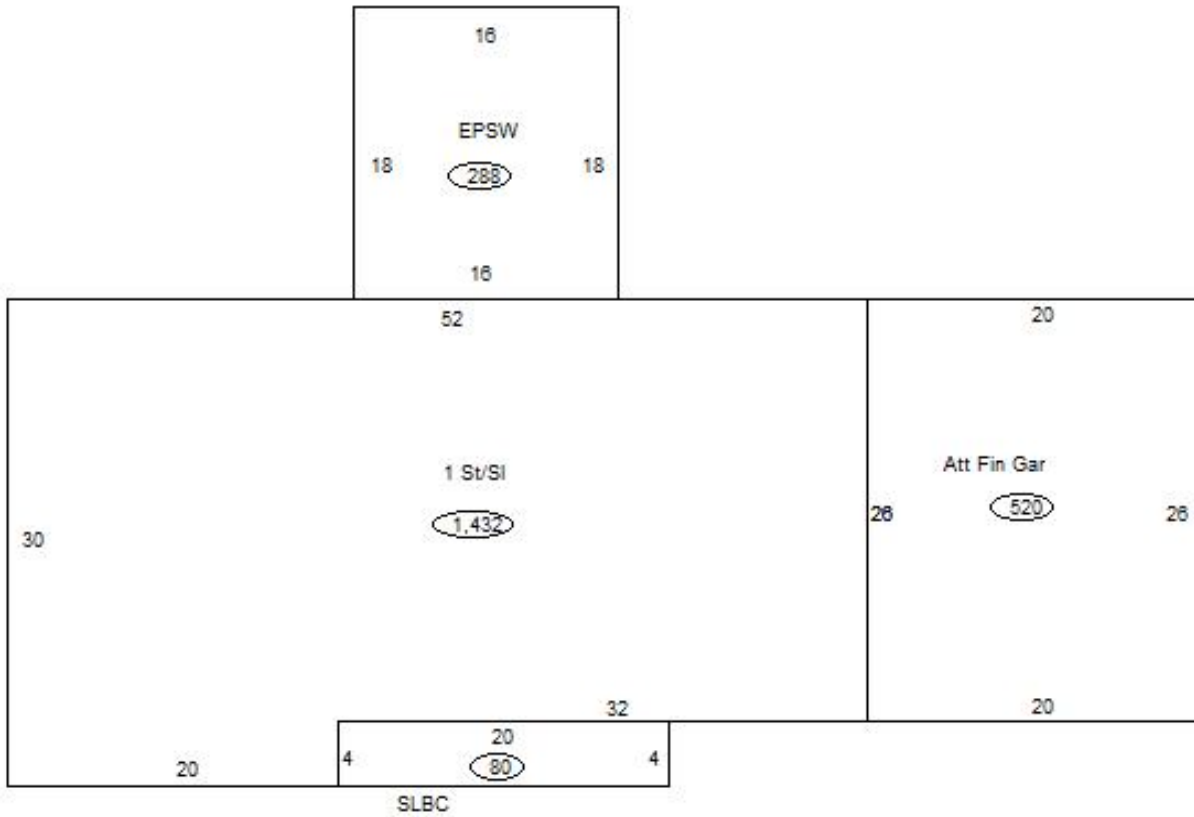
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Sketch Image

660000056



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,432	1.000	1,432
2	G	5		13	Att Fin Gar	520	1.000	520
3	M	PRCH		13	SLBC	80	1.000	80
4	M	EPSW		13	EPSW	288	1.000	288
<b>Total Building Area</b>						1,432		1,432



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	0x0x0	Dirt	Formed Metal	
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (53% Phys/ % Func)</b>	<b>RCNLD</b>
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Base Cost (4.61 x )

BNGP	Barn - General Purpose	24x40x10	Concrete	Formed Metal	960
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
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Base Cost (27.55 x 960)	26,448	26,448	12,960	13,488
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SHDS	Shed - Small	8x12x6	Plank	Composition Shingle	96
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
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Base Cost (27.79 x 96)	2,668	2,668	1,574	1,094
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