




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 660000061 Parcel ID 000000-00-0-00006-001-0018 Cadastral ID 01-19-16-04370 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 163864 FLYNN, DAVID W & BRENDA D 31065 S ANDERSON RD INOLA OK 74036-0000 Parcel Location Situs 31065 S ANDERSON RD Subdivision ANDERSON ACRES Lot/Block 0018 / 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_0066. 9/17/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.16186598 -95.55416737 LOT 18 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 1.4138 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 61,587.00 x 1.00 = 61,812 Factor Value Adjustments 1.0000 Lot Value 61,812		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,984 / 1,984
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,984
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1983 / 32

\\tsclient\C\Users\Randy Necessary\Pictures\101_0910\IMG_0066. 9/17/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	155,402	78.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	203,550		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.46	Total Misc Impr	+ 7,727				
Roofing Adj	+ 4.17	Garage Cost	+ 0				
Subfloor Adj	+ -1.21	Total RCN	= 243,803				
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 102,397				
Plumbing Adj	+ 7.10	Lump Sums	+ 3,080				
Basement Adj	+ 0.00	RCNLD	= 144,486				
Adj Base Cost	= 118.99	Lot Value	+ 61,812				
Total Area	x 1,984	Indicated Value	= 206,298				
Adjusted Cost	= 236,076	Value Per SqFt	103.98				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	144,486		
Lot Value	61,812		
Indicated Value	206,298	103.98	Per SqFt
Agland Value			
Site Improvements	4,065		
Total Value	210,363	106.03	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	183	22x5		110	23.92		2,631
WODO	WOOD DECK - OPEN	184	24x20		480	16.04	60%	3,080



Rogers

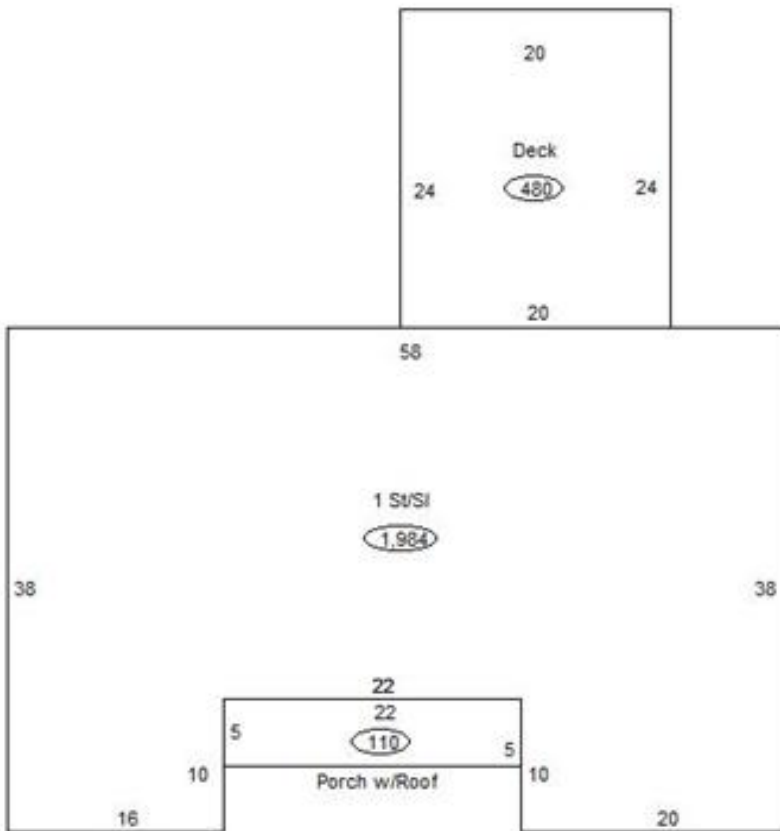
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Sketch Image

66000061



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	110	1.000	110
2	M	WODO		13	WODO	480	1.000	480
3	R	1	Slab	13	1 St/SI	1,984	1.000	1,984
Total Building Area						1,984		1,984



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x6	Plank	Composition Shingle	120
	Qual 3	Cond 3	Year 2008	Eff Age 14		

Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (25.97 x 120)	3,116		3,116	1,527	1,589

	SHDS	Shed - Small	20x14x7	Plank	Composition Shingle	280
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (21.57 x 280)	6,040		6,040	3,564	2,476