




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:30:23
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001083 Parcel ID 19N16E-02-3-00000-000-0000 Cadastral ID 02-19-16-00560 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 266722 RACHELE, DOUGLAS HENRY 31505 S 4170 RD INOLA OK 74036-0000 Parcel Location Situs 31505 S 4170 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 2 / 19 / 16 / 3 Neighborhood 1916 - UNPLATTED School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0922\IMG_0041. 9/22/2021</p>																																																																																																																				
Legal Description W2 N2 N2 NW SW Lat/Long: 36.15473435 -95.58191162																																																																																																																									
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Date 04/17/2026
 Time 02:30:23
 Page 2

Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,408 / 1,408
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

\\tsclient\C\Users\Randy Necessary\Pictures\101_0922\IMG_0041. 9/22/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,045		
Lot Value			
Indicated Value	66,045	46.91	Per SqFt
Agland Value	618		
Site Improvements	18,404		
Total Value	85,067	60.42	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.27	Total Misc Impr	+ 939				
Roofing Adj	+ 5.96	Garage Cost	+ 939				
Subfloor Adj	+ 0.00	Total RCN	= 165,112				
Heat/Cool Adj	+ 0.00	Depreciation (60%)	- 99,067				
Plumbing Adj	+ 4.37	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 66,045				
Adj Base Cost	= 116.60	Lot Value	+ 66,045				
Total Area	x 1,408	Indicated Value	= 66,045				
Adjusted Cost	= 164,173	Value Per SqFt	46.91				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2867	7x5		35	26.82		939



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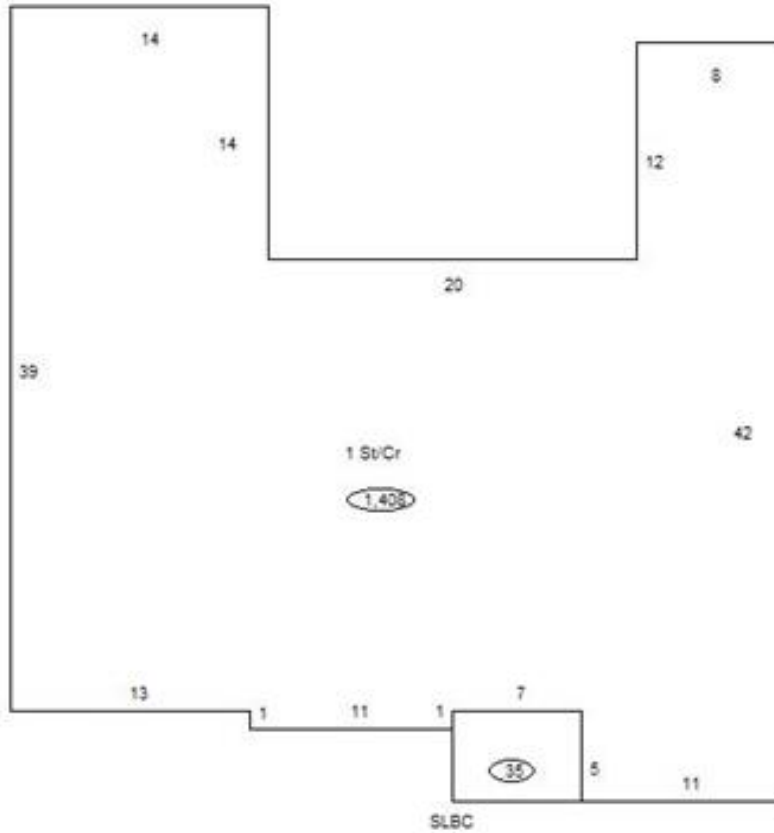
Date 04/17/2026

Time 02:30:23

Page 3

Sketch Image

660001083



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,408	1.000	1,408
2	M	PRCH		10	SLBC	35	1.000	35
Total Building Area						1,408		1,408



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Date 04/17/2026
 Time 02:30:23
 Page 4

660001083

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x6	Plank	Formed Metal	80
Qual	4	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (33.77 x 80)		2,702		2,702	1,594	1,108
	SHDS	Shed - Small	8x12x6	Plank	Composition Shingle	96
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (27.79 x 96)		2,668		2,668	1,574	1,094
	SHDS	Shed - Small	10x16x6	Plank	Formed Metal	160
Qual	4	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (27.52 x 160)		4,403		4,403	2,598	1,805
	SHDS	Shed - Small	8x12x6	Plank	Composition Shingle	96
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (27.79 x 96)		2,668		2,668	1,574	1,094
	BNGP	Barn - General Purpose	34x46x10	Dirt	Formed Metal	1,564
Qual	3	Cond 3	Year 1980	Eff Age 35		
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)		RCNLD
Base Cost (21.81 x 1,564)		34,111		34,111	20,808	13,303



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Date 04/17/2026
Time 02:30:23
Page 5

Agland Inventory

660001083

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			.500	165	165	83	83
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	3.000	84	84	252	252
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80		0	.500	224	224	112	112
RVC	RIVERTON GRAVELLY LOAM 3-	IMP PST	61		0	1.000	171	171	171	171
IMP PST Totals						5.000			618	618
Total Agland						5.000			618	618