




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	660001089				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0921\IMG_0021. 9/21/2021</p>				
Parcel ID	19N16E-02-1-00000-000-0000								
Cadastral ID	02-19-16-00800								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	296421								
HALL, JONATHAN M									
31100 S 4175 RD INOLA OK 74036-0000									
Parcel Location									
Situs	31100 S 4175 RD								
Subdivision									
Lot/Block	/	Parcel Size	.93 - Acres						
Sec/Twn/Rng	2 / 19 / 16 / 1								
Neighborhood	1916 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.16074700 -95.57356311									
S 132' W 305' LOT 2									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2017 04 24	R18-NEW 60X60 3600 SQ FT POLE BAI	05/2017	06/2017	24,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1907/429	PRATHER, JANICE R	10/12/2007	112,500	YES					
1702/384	HARMON, LINDA S	08/11/2005	110,000	YES					
1270/115	WOOD, RICHARD	02/09/2001	75,000	Yes					
1032/148	WARD, CLARENCE M	07/11/1996	67,000	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2008	Land Value	13,468	13,468	11%	1,481	Assessed	14,979	
Year Frozen	0	Improvements	174,944	122,708		13,498	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	188,412	136,176		14,979	Total Taxable	13,979	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001089	HALL, JONATHAN M	2	159,676	1000	13,544	1,084.00		
2024	2024-660001089	HALL, JONATHAN M	2	165,144	1000	13,120	1,055.00		
2023	2023-660001089	HALL, JONATHAN M	2	142,667	1000	12,709	1,024.00		
2022	2022-660001089	HALL, JONATHAN M	2	136,090	1000	12,309	998.00		
2021	2021-660001089	HALL, JONATHAN M	2	126,578	1000	11,922	955.00		
2020	2020-660001089	HALL, JONATHAN M	2	117,920	1000	11,545	933.00		
2019	2019-660001089	HALL, JONATHAN M	2	110,727	1000	11,180	924.00		
2018	2018-660001089	HALL, JONATHAN M	2	117,054	1000	11,876	991.00		
2017	2017-660001089	HALL, JONATHAN M	2	98,343	1000	9,818	826.00		
2016	2016-660001089	HALL, JONATHAN M	2	95,915	1000	9,551	813.00		
2015	2015-660001089	HALL, JONATHAN M	2	96,422	1000	9,363	812.00		
2014	2014-660001089	HALL, JONATHAN M	2	97,305	1000	9,062	814.00		
2013	2013-660001089	HALL, JONATHAN M	2	88,803	1000	8,769	739.00		



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Lot Data		Square-Foot - NBHD 1916 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9662		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	42,087.00 x .32 = 13,468		
Factor Value			
Adjustments			
Lot Value	13,468		



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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	1,280 / 1,280
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	1963 / 47

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	210,457 164.42 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	117,758
Lot Value	13,468
Indicated Value	131,226 102.52 Per SqFt
Agland Value	
Site Improvements	57,186
Total Value	188,412 147.20 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	118.06	Total Misc Impr	+ 11,667
Roofing Adj	+ 6.08	Garage Cost	+ 20,840
Subfloor Adj	+ 0.00	Total RCN	= 219,080
Heat/Cool Adj	+ 12.64	Depreciation (52%)	- 113,922
Plumbing Adj	+ 8.98	Lump Sums	+ 12,600
Basement Adj	+ 0.00	RCNLD	= 117,758
Adj Base Cost	= 145.76	Lot Value	+ 13,468
Total Area	x 1,280	Indicated Value	= 131,226
Adjusted Cost	= 186,573	Value Per SqFt	102.52

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	2881	7x6		42	26.80		1,126
PRCH	SLAB PORCH - COVERED	2882	17x11		187	26.34		4,926
GRDT	Garage - Detached	186280	20x20		400	31.50		12,600



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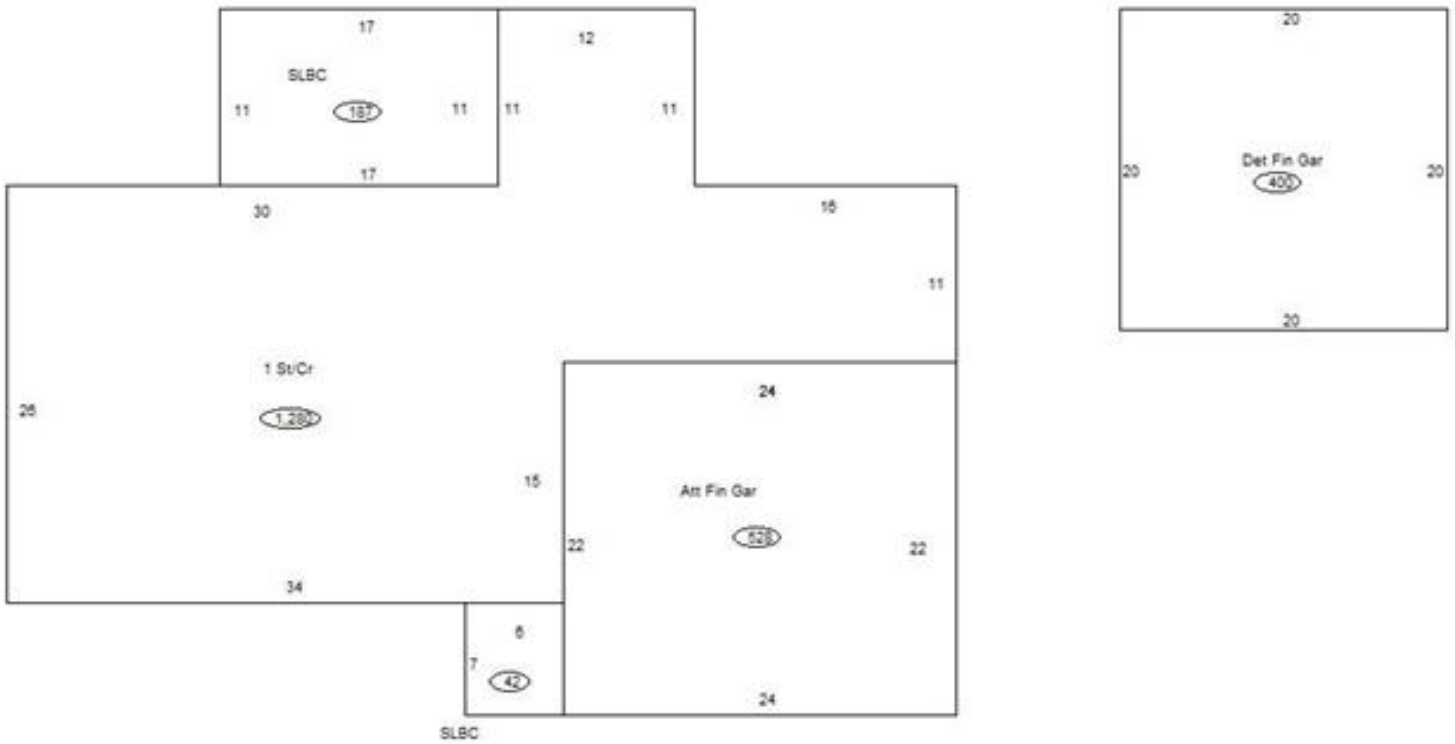
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,280	1.000	1,280
2	G	5		10	Att Fin Gar	528	1.000	528
3	M	PRCH		10	SLBC	42	1.000	42
4	M	PRCH		10	SLBC	187	1.000	187
5	G	6		10	Det Fin Gar	400	1.000	400
Total Building Area						1,280		1,280



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x8	Gravel	Formed Metal	360
Qual	3	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD	
Base Cost (4.38 x 360)		1,577		1,577	173	1,404
	LNT0	Lean To - Attached	60x14x12	Gravel	Formed Metal	840
Qual	3	Cond 3	Year 2017	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD	
Base Cost (7.85 x 840)		6,594		6,594	2,704	3,890
	UTIL	Utility Building	60x30x14	Concrete	Formed Metal	1,800
Qual	3	Cond 3	Year 2017	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD	
Base Cost (28.89 x 1,800)		52,002		52,002	6,760	45,242
	LNT0	Lean To - Attached	60x14x12	Gravel	Formed Metal	840
Qual	3	Cond 3	Year 2017	Eff Age 7		
Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD	
Base Cost (7.85 x 840)		6,594		6,594	2,704	3,890
	SHDS	Shed - Small	12x16x6	Plank	Formed Metal	192
Qual	4	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
Base Cost (26.62 x 192)		5,111		5,111	2,351	2,760