



# 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	660001092				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0921\IMG_0039. 9/22/2021</p>				
Parcel ID	19N16E-02-1-00000-000-0000								
Cadastral ID	02-19-16-01100								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	330804								
LAY, LEE ROY & PATTIE ANN									
31107 S 4175 RD									
INOLA OK 74036-0000									
Parcel Location									
Situs	31107 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: 36.16075687 -95.57239999									
S 132' E 305' OF W2 LOT 2									
Building Permits									
Number	Description	Opened	Closed	Amount					
R19	R21- NEW 911 ADDRESS	12/2019	11/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	BOTTS, PATTIE	05/22/2020	0	4					
823/110			0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	0	Land Value	33,640	24,143	11%	2,656	Assessed	24,111 1,930.33	
Year Frozen	0	Improvements	255,764	195,048		21,455	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -80.00	
TIF Project ID	0	Total Value	289,404	219,191		24,111	Total Taxable	23,111 1,850.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001092	LAY, LEE ROY & PATTIE ANN	2	278,239	1000	22,408	1,794.00		
2024	2024-660001092	LAY, LEE ROY & PATTIE ANN	2	292,971	1000	21,726	1,747.00		
2023	2023-660001092	LAY, LEE ROY & PATTIE ANN	2	249,887	1000	21,065	1,697.00		
2022	2022-660001092	LAY, LEE ROY & PATTIE ANN	2	249,967	1000	20,422	1,656.00		
2021	2021-660001092	LAY, LEE ROY & PATTIE ANN	2	200,888	1000	19,798	1,586.00		
2020	2020-660001092	LAY, LEE ROY & PATTIE ANN	2	16,275	0	1,222	99.00		
2019	2019-660001092	BOTTS, MARLIN R &	2	11,625	0	1,164	96.00		
2018	2018-660001092	BOTTS, MARLIN R &	2	11,625	0	1,108	92.00		
2017	2017-660001092	BOTTS, MARLIN R &	2	11,625	0	1,056	89.00		
2016	2016-660001092	BOTTS, MARLIN R &	2	11,625	0	1,005	86.00		
2015	2015-660001092	BOTTS, MARLIN R &	2	11,625	0	958	83.00		
2014	2014-660001092	BOTTS, MARLIN R &	2	11,625	0	912	82.00		
2013	2013-660001092	BOTTS, MARLIN R &	2	11,625	0	869	73.00		




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Lot Data	Square-Foot - NBHD 1916 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9785 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 42,626.00 x .32 = 13,640 <b>Factor Value</b> <b>Adjustments</b> 2.4663 <b>Lot Value</b> 33,640		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0921\IMG_0039. 9/22/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	60% Frame, Siding, Vinyl 40% Veneer, Masonry
<b>Base/Total Area</b>	1,709 / 1,709
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,709
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	600 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2020 / 5

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	98.54	<b>Total Misc Impr</b>	+ 11,960
<b>Roofing Adj</b>	+ 4.40	<b>Garage Cost</b>	+ 19,794
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 239,398
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 5%)</b>	- 11,970
<b>Plumbing Adj</b>	+ 8.24	<b>Lump Sums</b>	+ 10,176
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 237,604
<b>Adj Base Cost</b>	= 121.50	<b>Lot Value</b>	+ 33,640
<b>Total Area</b>	x 1,709	<b>Indicated Value</b>	= 271,244
<b>Adjusted Cost</b>	= 207,644	<b>Value Per SqFt</b>	158.72

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	259,153	151.64	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	237,604		
<b>Lot Value</b>	33,640		
<b>Indicated Value</b>	271,244	158.72	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	18,160		
<b>Total Value</b>	289,404	169.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	147966	28x7		196	23.58		4,622
PRCH	SLAB PORCH - COVERED	147967	316		316	23.22		7,338
GRDT	Garage - Detached	186283	20x20		400	25.44		10,176



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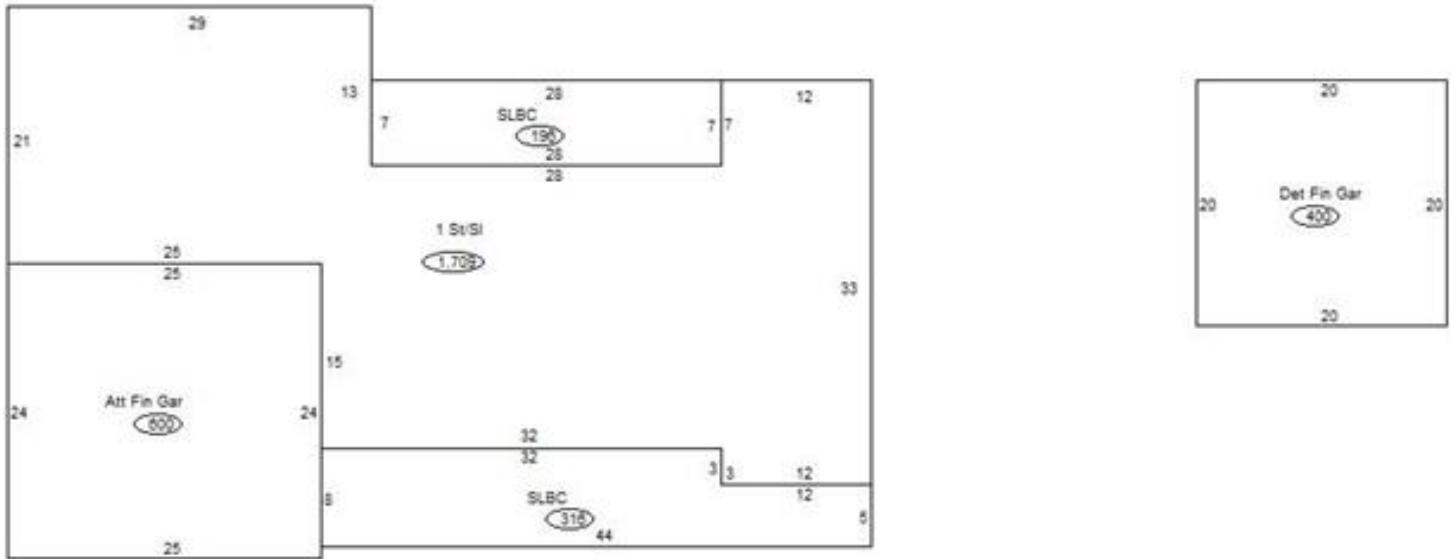
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,709	1.000	1,709
2	G	5		13	Att Fin Gar	600	1.000	600
3	M	PRCH		13	SLBC	196	1.000	196
4	M	PRCH		13	SLBC	316	1.000	316
5	G	6		13	Det Fin Gar	400	1.000	400
<b>Total Building Area</b>						<b>1,709</b>		<b>1,709</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x30x10	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (31.86 x 600)	19,116	19,116	956	18,160