



# 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	660001093				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0921\IMG_0029. 9/22/2021</p>									
Parcel ID	19N16E-02-1-00000-000-0000													
Cadastral ID	02-19-16-01210													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	302293													
BURNS, TANYA S														
31050 S 4175 RD														
INOLA OK 74036-0000														
Parcel Location														
Situs	31050 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: 36.16148780 -95.57357086														
N 132' OF S 396' OF W 305' LOT 2														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2087/925	HAIL, DANIEL W & DEBORAH D	02/26/2010	139,500	YES										
1181/858	STIPES, DOUGLAS WAYNE & DANA I	06/30/1999	88,000	No										
984/904	HUNTER, ROBERT KEITH &	03/24/1995	72,500	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2011	Land Value	29,499	29,499	11%	3,245	Assessed	18,397 1,472.86						
Year Frozen	0	Improvements	137,753	137,753		15,152	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	167,252	167,252		18,397	Total Taxable	18,397 1,473.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001093	BURNS, TANYA S	2	176,414	0	19,406	1,554.00							
2024	2024-660001093	BURNS, TANYA S	2	187,385	0	18,790	1,511.00							
2023	2023-660001093	BURNS, TANYA S	2	162,687	0	17,896	1,441.00							
2022	2022-660001093	BURNS, TANYA S	2	162,558	0	17,881	1,450.00							
2021	2021-660001093	BURNS, TANYA S	2	160,198	0	17,622	1,412.00							
2020	2020-660001093	BURNS, TANYA S	2	157,539	0	17,329	1,400.00							
2019	2019-660001093	BURNS, TANYA S	2	151,218	0	16,634	1,374.00							
2018	2018-660001093	BURNS, TANYA S	2	153,962	0	16,936	1,414.00							
2017	2017-660001093	BURNS, TANYA S	2	152,645	0	16,791	1,413.00							
2016	2016-660001093	BURNS, TANYA S	2	148,724	0	16,360	1,392.00							
2015	2015-660001093	BURNS, TANYA S	2	145,260	0	15,979	1,386.00							
2014	2014-660001093	BURNS, TANYA S	2	147,885	0	15,452	1,387.00							
2013	2013-660001093	BURNS, TANYA S	2	133,786	0	14,716	1,240.00							




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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> 0.93 <b>Non-Ag Acres</b> 0.972 <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> 42,339.00 x .32 = 13,548 <b>Factor Value</b> <b>Adjustments</b> 2.1774 <b>Lot Value</b> 29,499		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0921\IMG_0029. 9/22/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	30% Veneer, Masonry 70% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,438 / 1,438
<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>	1,438
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1986 / 24

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> 161,258 112.14 Per SqFt

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

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.89	<b>Total Misc Impr</b>	+ 7,845	<b>Roofing Adj</b>	+ 4.47	<b>Garage Cost</b>	+ 15,646
<b>Subfloor Adj</b>	+ -1.19	<b>Total RCN</b>	= 200,969	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 32%)</b>	- 64,310
<b>Plumbing Adj</b>	+ 9.78	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 136,659
<b>Adj Base Cost</b>	= 123.42	<b>Lot Value</b>	+ 29,499	<b>Total Area</b>	x 1,438	<b>Indicated Value</b>	= 166,158
		<b>Value Per SqFt</b>	115.55	<b>Adjusted Cost</b>	= 177,478		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	136,659		
<b>Lot Value</b>	29,499		
<b>Indicated Value</b>	166,158	115.55	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,094		
<b>Total Value</b>	167,252	116.31	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	2890	6x5		30	24.17		725
PATO	SLAB PORCH - OPEN	2891	17x12		204	9.92		2,024



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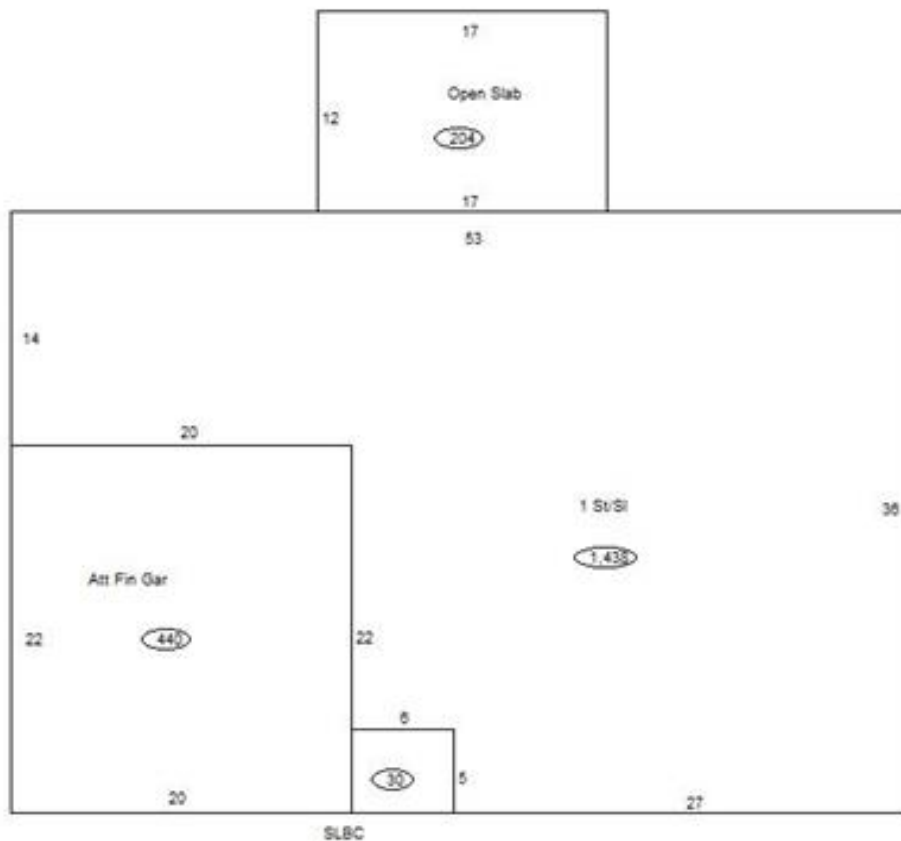
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,438	1.000	1,438
2	G	5		10	Att Fin Gar	440	1.000	440
3	M	PRCH		10	SLBC	30	1.000	30
4	M	PATO		10	Open Slab	204	1.000	204
<b>Total Building Area</b>						<b>1,438</b>		<b>1,438</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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