



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 660001095 Parcel ID 19N16E-02-1-00000-000-0000 Cadastral ID 02-19-16-01300 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 336682 BINGHAM, TIMOTHY C JR 31070 S 4175 RD INOLA OK 74036-0000 Parcel Location Situs 31070 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					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0921\IMG_0026. 9/21/2021</p>																																																																																																																			
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Lot Data	Square-Foot - NBHD 1916 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9458 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 41,199.00 x .32 = 13,184 Factor Value Adjustments 5.3095 Lot Value 70,000		

\\tsclient\C\Users\Randy Necessary\Pictures\101_0921\IMG_0026. 9/21/2021

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
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% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	1963 / 55

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	155,376	121.39	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	118.06	Total Misc Impr	+ 11,796				
Roofing Adj	+ 5.15	Garage Cost	+ 20,840				
Subfloor Adj	+ 0.00	Total RCN	= 201,698				
Heat/Cool Adj	+ 0.93	Depreciation (59%)	- 119,002				
Plumbing Adj	+ 7.94	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 82,696				
Adj Base Cost	= 132.08	Lot Value	+ 70,000				
Total Area	x 1,280	Indicated Value	= 152,696				
Adjusted Cost	= 169,062	Value Per SqFt	119.29				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	82,696		
Lot Value	70,000		
Indicated Value	152,696	119.29	Per SqFt
Agland Value			
Site Improvements	2,105		
Total Value	154,801	120.94	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	2894		7x6	42	26.80		1,126
PRCH	SLAB PORCH - COVERED	2895		192	192	26.33		5,055



Rogers

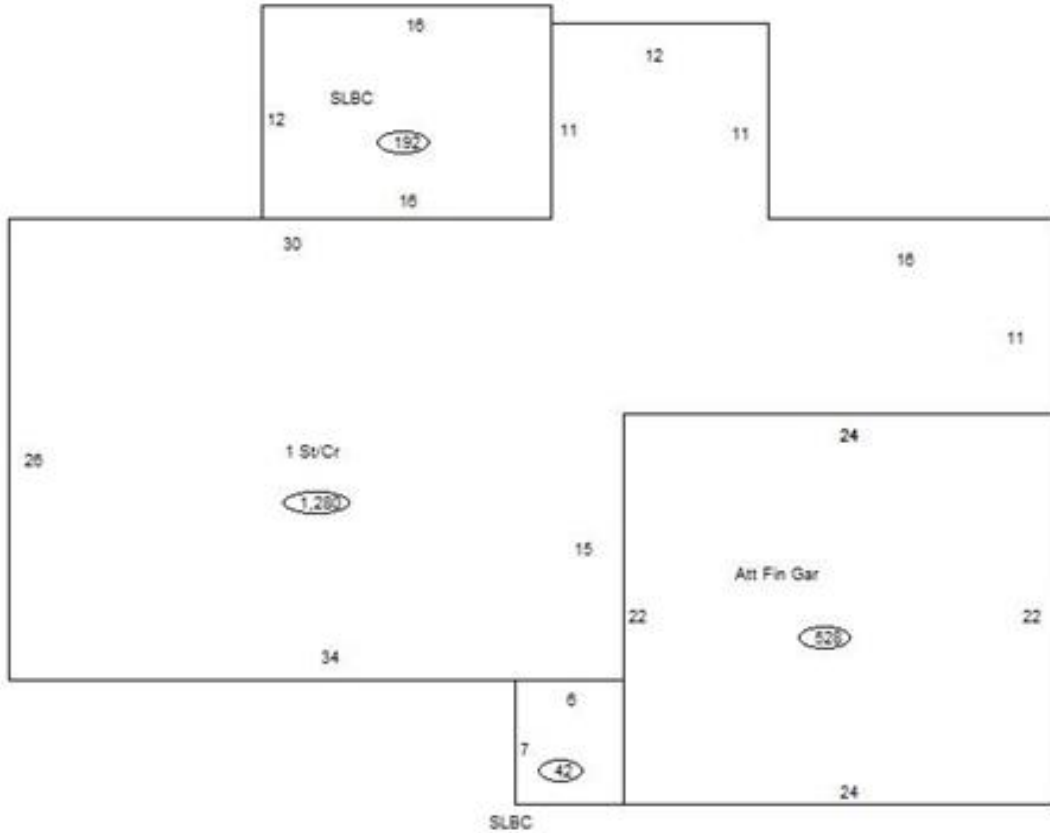
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Sketch Image

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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	192	1.000	192
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	18x20x0	Dirt	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

	LOAF	Loafing Shed	12x20x8	Dirt	Formed Metal	240
	Qual 3	Cond 3	Year 2000	Eff Age	20	

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (7.12 x 240)	1,709		1,709	1,008	701