




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:11:06  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001096 <b>Parcel ID</b> 19N16E-02-2-00000-000-0000 <b>Cadastral ID</b> 02-19-16-01400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 306369 GEENEN, JEFFREY J  31483 S 4170 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 31802 S 4170 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.82 - Acres <b>Sec/Twn/Rng</b> 2 / 19 / 16 / 2 <b>Neighborhood</b> 1916 - UNPLATTED <b>School District</b> S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0928\IMG_0040. 9/28/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.15586361 -95.58233393 S 503.24' W 417.5' SW SW NW																																																																																																																									
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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> 4.7501 <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> 206,913.00 x .49 = 100,734 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 100,734		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0928\IMG_0040. 9/28/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2.5 - Fair
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,250 / 1,250
<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>	0
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	676 Detached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1968 / 51

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	111.34	<b>Total Misc Impr</b>	+ 8,529	<b>Roofing Adj</b>	+ 4.86	<b>Garage Cost</b>	+ 30,434
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 210,176	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 56%)</b>	- 117,699
<b>Plumbing Adj</b>	+ 8.13	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 92,477
<b>Adj Base Cost</b>	= 136.97	<b>Lot Value</b>	+ 100,734	<b>Total Area</b>	x 1,250	<b>Indicated Value</b>	= 193,211
		<b>Value Per SqFt</b>	154.57	<b>Adjusted Cost</b>	= 171,213		

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

Multiple Regression			
<b>MRA Code</b>	1	<b>Test</b>	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	178,513	142.81	Per SqFt

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

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	92,477		
<b>Lot Value</b>	100,734		
<b>Indicated Value</b>	193,211	154.57	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	10,084		
<b>Total Value</b>	203,295	162.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	2897	20x12		240	9.88		2,371
PRCH	SLAB PORCH - COVERED	2898	22x8		176	26.38		4,643
PATO	SLAB PORCH - OPEN	2899	17x8		136	11.14		1,515



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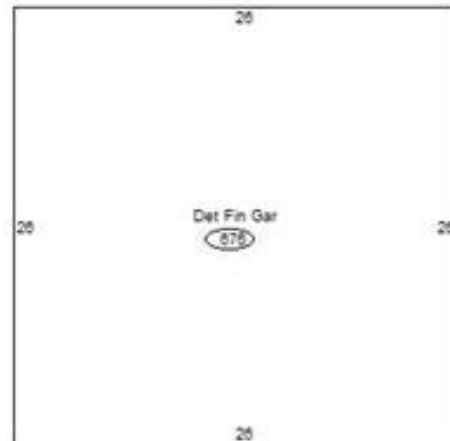
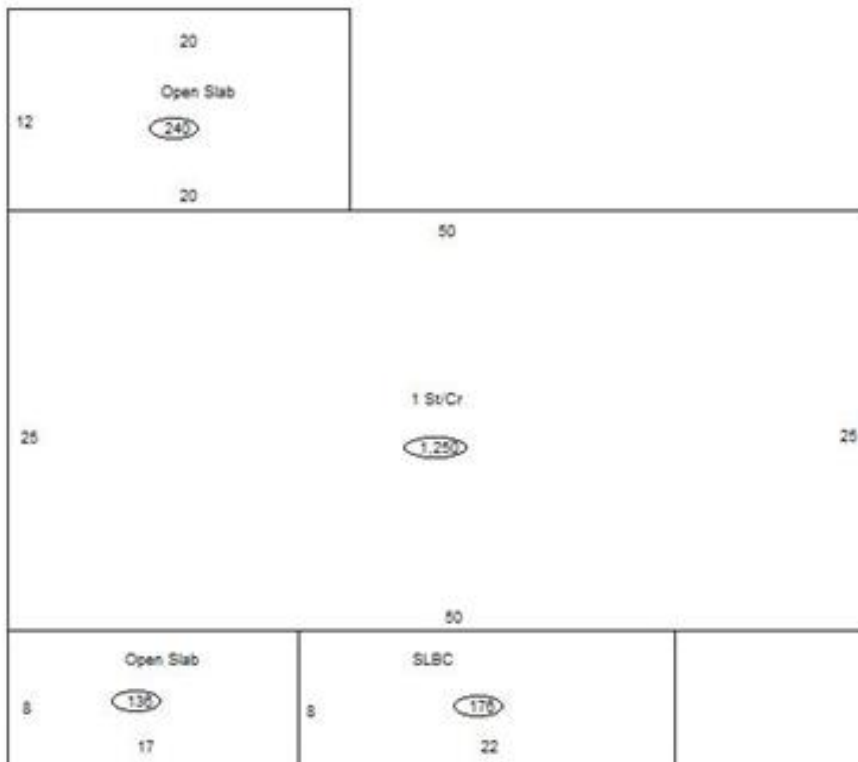
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### Sketch Image

660001096



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,250	1.000	1,250
2	M	PATO		10	Open Slab	240	1.000	240
3	M	PRCH		10	SLBC	176	1.000	176
4	M	PATO		10	Open Slab	136	1.000	136
5	G	6		10	Det Fin Gar	676	1.000	676
<b>Total Building Area</b>						1,250		1,250



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	20x30x0	Gravel	Formed Metal	600
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (22.41 x 600)	13,446	13,446	3,362	10,084