




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 660001097 Parcel ID 19N16E-02-2-00000-000-0000 Cadastral ID 02-19-16-01500 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 157244 WILLIAMSON, BOBBY D SR & MARY J-TRUSTEES 31345 S 4170 RD INOLA OK 74036-0000 Parcel Location Situs 31345 S 4170 RD Subdivision Lot/Block / Parcel Size 109.28 - Acres Sec/Twn/Rng 2 / 19 / 16 / 2 Neighborhood 1916 - UNPLATTED School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0922\IMG_0029. 9/22/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.15799291 -95.57826299 LOTS 5 & 6 & S2 NW LESS S 939.36' W 417.5 SW NW																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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																																																																																																	
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

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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	1,716 / 1,716
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,716
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1969 / 43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	103.53	Total Misc Impr	+	1,339	
Roofing Adj	+ 4.53	Garage Cost	+		
Subfloor Adj	+ -2.19	Total RCN	=	210,845	
Heat/Cool Adj	+ 12.64	Depreciation (49%)	-	103,314	
Plumbing Adj	+ 3.58	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	107,531	
Adj Base Cost	= 122.09	Lot Value	+		
Total Area	x 1,716	Indicated Value	=	107,531	
Adjusted Cost	= 209,506	Value Per SqFt		62.66	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,531		
Lot Value			
Indicated Value	107,531	62.66	Per SqFt
Agland Value	15,829		
Site Improvements	38,096		
Total Value	161,456	94.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2006	1	0.00		
PRCH	SLAB PORCH - COVERED	2901	10x5		50	26.77		1,339



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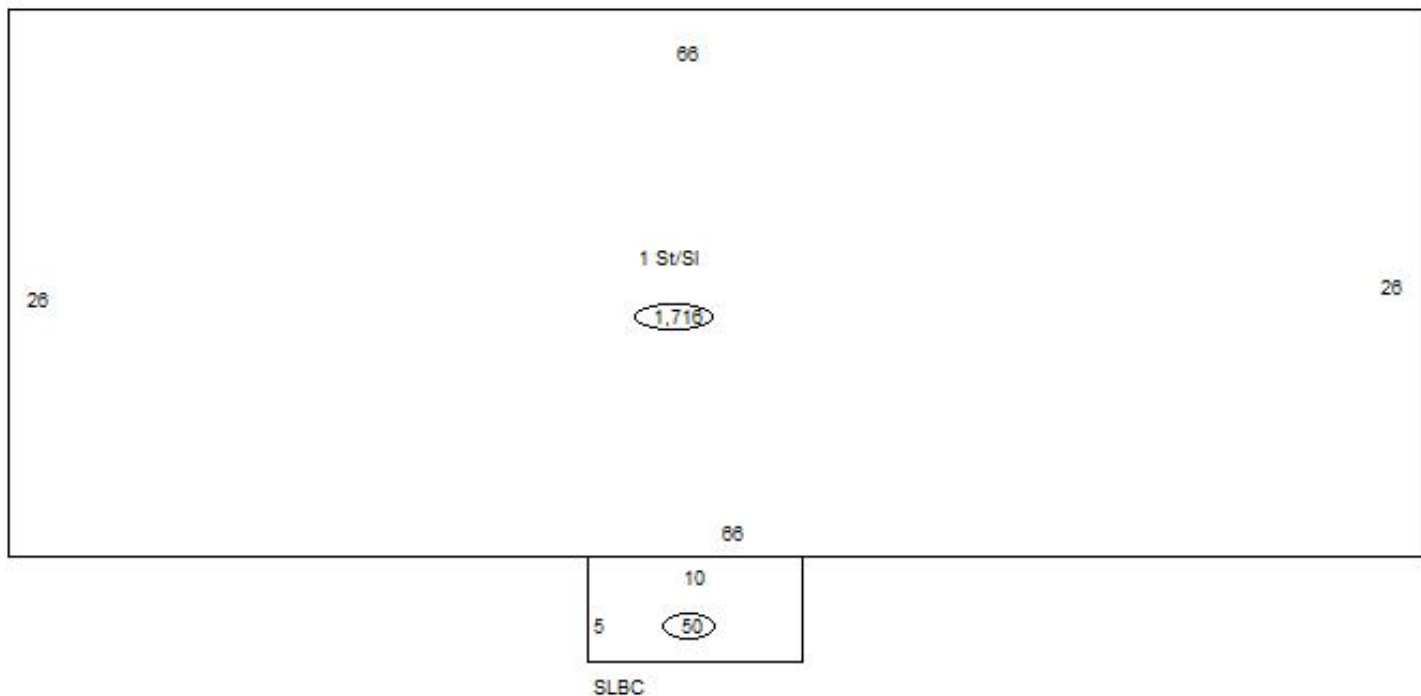
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Sketch Image

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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	1,716	1.000	1,716
2	M	PRCH		10	SLBC	50	1.000	50
Total Building Area						1,716		1,716



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x20x8	Concrete	Formed Metal	400
Qual	3	Cond 3	Year 2021	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (5.34 x 400)		2,136		2,136	320	1,816
	PCPT	Carport - Portable	20x20x8	Dirt	Formed Metal	400
Qual	3	Cond 3	Year 2021	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (4.38 x 400)		1,752		1,752	263	1,489
	UTIL	Utility Building	26x31x10	Concrete	Formed Metal	806
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (31.86 x 806)		25,679		25,679	6,420	19,259
	LNT0	Lean To - Attached	26x31x8	Dirt	Formed Metal	806
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)		RCNLD
Base Cost (7.96 x 806)		6,416		6,416	4,427	1,989
	BNGP	Barn - General Purpose	26x70x8	Dirt	Galvanized Metal	1,820
Qual	3	Cond 3	Year 1980	Eff Age 35		
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)		RCNLD
Base Cost (19.08 x 1,820)		34,726		34,726	21,183	13,543



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



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Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	4 - Good
Architecture	STG Storage Value
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,086 / 1,086
Style	100% One Story
HVAC	100% No HVAC
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1933 / 130

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	96,475 88.84 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	30,406
Lot Value	
Indicated Value	30,406 28.00 Per SqFt
Agland Value	
Site Improvements	
Total Value	30,406 28.00 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	121.67	Total Misc Impr	+	4,531
Roofing Adj	+ 6.85	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	152,032
Heat/Cool Adj	+ 0.00	Depreciation (80%)	-	121,626
Plumbing Adj	+ 7.30	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	30,406
Adj Base Cost	= 135.82	Lot Value	+	
Total Area	x 1,086	Indicated Value	=	30,406
Adjusted Cost	= 147,501	Value Per SqFt		28.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2903	16x8		128	32.70		4,186
PATO	SLAB PORCH - OPEN	2904	6x4		24	14.39		345
SHLT	STORM SHELTER UG			1 2021	1	0.00		



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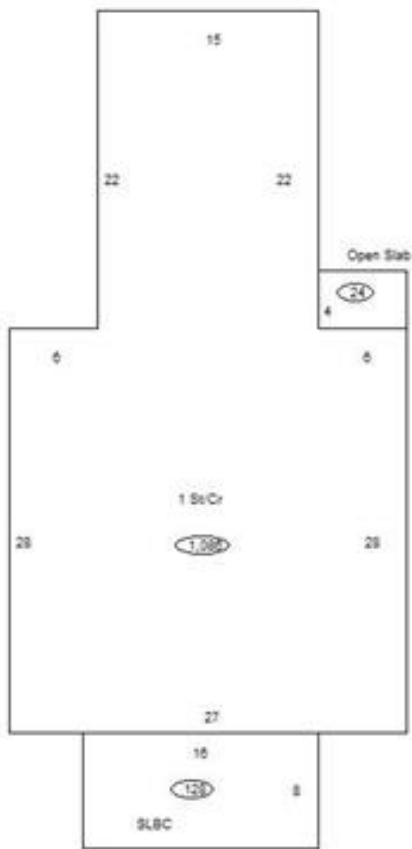
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Sketch Image

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Sketch Vector Information

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1	R	1	Crawl	10	1 St/Cr	1,086	1.000	1,086
2	M	PRCH		10	SLBC	128	1.000	128
3	M	PATO		10	Open Slab	24	1.000	24
Total Building Area						1,086		1,086



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			22.592	54	54	1,220	1,220
RMB	RIVERTON LOAM 1-3% SLOPES	TMBR	75			.879	135	135	119	119
RVC2	RIVERTON GRAVELLY LOAM 3-	TMBR	54			.154	97	97	15	15
TMBR Totals						23.625			1,354	1,354
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			.255	142	142	36	36
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			27.668	192	192	5,312	5,312
RVC	RIVERTON GRAVELLY LOAM 3-	NTV PST	61			50.132	146	146	7,339	7,339
NTV PST Totals						78.055			12,687	12,687
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			7.600	235	235	1,788	1,788
IMP PST Totals						7.600			1,788	1,788
Total Agland						109.280			15,829	15,829