




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 04:12:01  
Page 1

Assessment Data					Primary Image																																																																																																											
<b>Account</b> 660001105 <b>Parcel ID</b> 19N16E-02-2-00000-000-0000 <b>Cadastral ID</b> 02-19-16-02200 <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> 333964 CRAWFORD, JOHNROY NOYES & SHELBY LEEANN  31391 S 4170 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 31391 S 4170 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.73 - 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_0922\IMG_0039. 9/22/2021</p>																																																																																																											
<b>Legal Description</b> Lat/Long: 36.15680935 -95.58236130																																																																																																																
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Lot Data		Square-Foot - NBHD 1916 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.8419		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	80,232.00 x .39 = 31,542		
Factor Value			
Adjustments			
Lot Value	31,542		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Plywood or Ha
Base/Total Area	1,804 / 1,804
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,804
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	676 Attached Garage - Finished
Remodel	
Year/Eff Age	2019 / 5

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	305,432 169.31 Per SqFt

### Direct Comparables

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

### Cost Approach Manual : 01/2025

Base Cost	93.24	Total Misc Impr	+	0
Roofing Adj	+ 4.36	Garage Cost	+	21,943
Subfloor Adj	+ -1.15	Total RCN	=	230,702
Heat/Cool Adj	+ 11.47	Depreciation ( 5%)	-	11,535
Plumbing Adj	+ 7.80	Lump Sums	+	33,289
Basement Adj	+ 0.00	RCNLD	=	252,456
Adj Base Cost	= 115.72	Lot Value	+	31,542
Total Area	x 1,804	Indicated Value	=	283,998
Adjusted Cost	= 208,759	Value Per SqFt		157.43

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	252,456
Lot Value	31,542
Indicated Value	283,998 157.43 Per SqFt
Agland Value	
Site Improvements	54,346
Total Value	338,344 187.55 Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	144356	456		456	28.07		12,800
WODC	WOOD DECK - COVERED	144357	732		732	27.99		20,489



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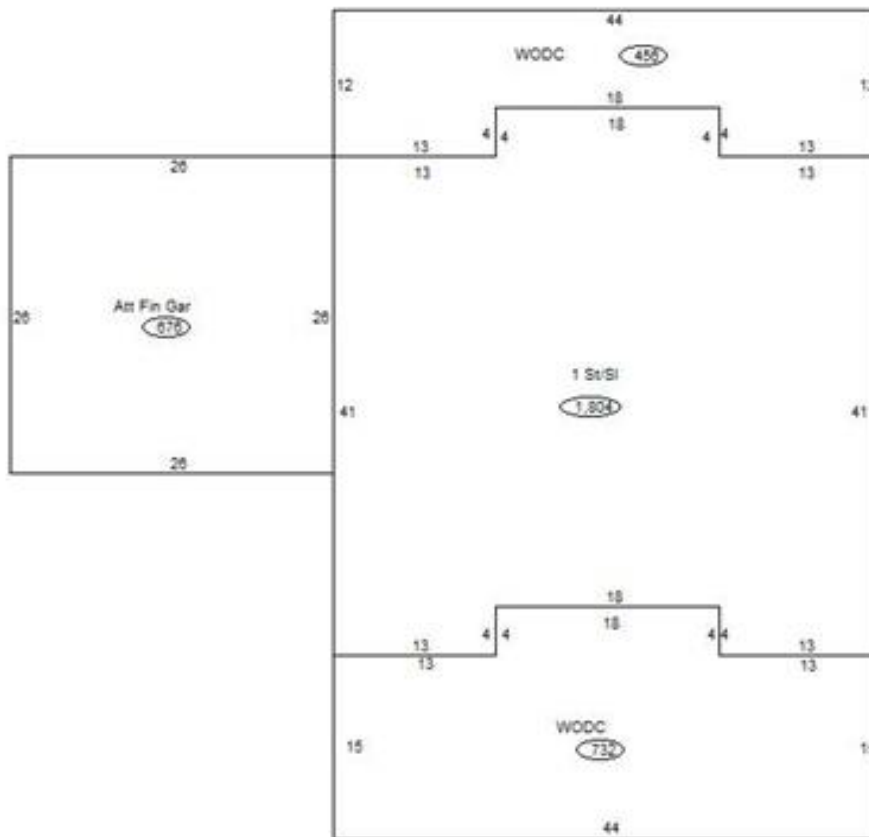
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Sketch Image

660001105



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,804	1.000	1,804
2	G	5		13	Att Fin Gar	676	1.000	676
3	M	WODC		13	WODC	456	1.000	456
4	M	WODC		13	WODC	732	1.000	732
<b>Total Building Area</b>						<b>1,804</b>		<b>1,804</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x40x12	Concrete	Formed Metal	2,400
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (26.64 x 2,400)	63,936	63,936	9,590	54,346