




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data  |                         |                     |                |                    | Primary Image  |                    |                   |                      |                   |        |             |        |        |        |  |  |  |  |  |
|--|-------------------------|---------------------|----------------|--------------------|--|--------------------|-------------------|----------------------|-------------------|--------|-------------|--------|--------|--------|--|--|--|--|--|
| <b>Account</b> 660001109<br><b>Parcel ID</b> 19N17E-02-1-00000-000-0000<br><b>Cadastral ID</b> 02-19-17-00300<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RA VI Area 3<br><b>Tax Area</b> 2 - INOLA RURAL<br><b>Name ID</b> 297374<br>YODER, AARON G &<br><br>LORENE KAY<br>20855 E 600 RD<br>INOLA OK 74036-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 31422 S 4240 RD<br><b>Subdivision</b><br><b>Lot/Block</b> / <b>Parcel Size</b> 80 - Acres<br><b>Sec/Twn/Rng</b> 2 / 19 / 17 / 1<br><b>Neighborhood</b> 1917 - UNPLATTED<br><b>School District</b> S005 - INOLA SCHOOLS |                         |                     |                |                    |  <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0518\IMG_0056. 5/19/2021</p>   |                    |                   |                      |                   |        |             |        |        |        |  |  |  |  |  |
| <b>Legal Description</b> Lat/Long: 36.15693036 -95.46236950  |                         |                     |                |                    |  |                    |                   |                      |                   |        |             |        |        |        |  |  |  |  |  |
| S2 NE  |                         |                     |                |                    | <b>Building Permits</b><br><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             |  |                    |                   |                      |                   |        |             |        |        |        |  |  |  |  |  |
|  |                         |                     |                |                    |  |                    |                   |                      |                   |        |             |        |        |        |  |  |  |  |  |
| <b>Exemptions</b>  |                         |                     |                |                    | <b>Sale History</b>  |                    |                   |                      |                   |        |             |        |        |        |  |  |  |  |  |
| <b>Code</b>  | <b>Type</b>             | <b>Active</b>       | <b>Maximum</b> | <b>Exemption</b>   | <b>Bk/Pg</b>   | <b>Grantor</b>     | <b>Date</b>       | <b>Price</b>         | <b>Code</b>       |        |             |        |        |        |  |  |  |  |  |
| H  | Homestead               | No                  | 1,000          |                    | 2643/858   | KETTS, BENJAMIN E  | 06/27/2017        | 240,000              | YES               |        |             |        |        |        |  |  |  |  |  |
|  |                         |                     |                |                    | 2428/777   | KETTS, DAVID C     | 09/29/2014        | 0                    | 4                 |        |             |        |        |        |  |  |  |  |  |
| <b>Parcel Valuation</b>  |                         |                     |                |                    |  |                    |                   |                      |                   |        |             |        |        |        |  |  |  |  |  |
| <b>Source</b>  | <b>REAL</b>             | <b>Fair Cash</b>    | <b>Capped</b>  | <b>Asmnt Level</b> | <b>Assessed</b>  | <b>Levy Rate</b>   | 80.060            | <b>Current Tax</b>   |                   |        |             |        |        |        |  |  |  |  |  |
| Remove Cap   | 2018                    | Land Value          | 14,595         | 14,595             | 11%  | 1,605              | Assessed          | 8,696                | 696.20            |        |             |        |        |        |  |  |  |  |  |
| Year Frozen  | 2005                    | Improvements        | 98,374         | 64,457             |  | 7,091              | Penalty           | 0                    |                   |        |             |        |        |        |  |  |  |  |  |
| Uncapped Value   | 0                       | Mobile Home         | 0              | 0                  |  | 0                  | Exemption         | 0                    | 0.00              |        |             |        |        |        |  |  |  |  |  |
| TIF Project ID   | 0                       | Total Value         | 112,969        | 79,052             |  | 8,696              | Total Taxable     | 8,696                | 696.00            |        |             |        |        |        |  |  |  |  |  |
| <b>Assessment History</b>  |                         |                     |                |                    |  |                    |                   |                      |                   |        |             |        |        |        |  |  |  |  |  |
| <b>Tax Year</b>  | <b>Statement Number</b> | <b>Billed Owner</b> |                |                    | <b>Tax Area</b>  | <b>Total Value</b> | <b>Exemptions</b> | <b>Taxable Value</b> | <b>Billed Tax</b> |        |             |        |        |        |  |  |  |  |  |
| 2025   | 2025-660001109          | YODER, AARON G &    |                |                    | 2  | 76,902             | 0                 | 8,443                | 676.00            |        |             |        |        |        |  |  |  |  |  |
| 2024   | 2024-660001109          | YODER, AARON G &    |                |                    | 2  | 79,488             | 0                 | 8,197                | 659.00            |        |             |        |        |        |  |  |  |  |  |
| 2023   | 2023-660001109          | YODER, AARON G &    |                |                    | 2  | 75,305             | 0                 | 7,958                | 641.00            |        |             |        |        |        |  |  |  |  |  |
| 2022   | 2022-660001109          | YODER, AARON G &    |                |                    | 2  | 73,849             | 0                 | 7,727                | 627.00            |        |             |        |        |        |  |  |  |  |  |
| 2021   | 2021-660001109          | YODER, AARON G &    |                |                    | 2  | 68,193             | 0                 | 7,502                | 601.00            |        |             |        |        |        |  |  |  |  |  |
| 2020   | 2020-660001109          | YODER, AARON G &    |                |                    | 2  | 69,138             | 0                 | 7,502                | 606.00            |        |             |        |        |        |  |  |  |  |  |
| 2019   | 2019-660001109          | YODER, AARON G &    |                |                    | 2  | 66,207             | 0                 | 7,283                | 602.00            |        |             |        |        |        |  |  |  |  |  |
| 2018   | 2018-660001109          | YODER, AARON G &    |                |                    | 2  | 70,661             | 0                 | 7,773                | 649.00            |        |             |        |        |        |  |  |  |  |  |
| 2017   | 2017-660001109          | YODER, AARON G &    |                |                    | 2  | 68,299             | 0                 | 7,385                | 621.00            |        |             |        |        |        |  |  |  |  |  |
| 2016   | 2016-660001109          | KETTS, BENJAMIN E   |                |                    | 2  | 66,975             | 0                 | 7,170                | 610.00            |        |             |        |        |        |  |  |  |  |  |
| 2015   | 2015-660001109          | KETTS, BENJAMIN E   |                |                    | 2  | 65,782             | 0                 | 6,961                | 604.00            |        |             |        |        |        |  |  |  |  |  |
| 2014   | 2014-660001109          | KETTS, BENJAMIN E   |                |                    | 2  | 67,926             | 1000              | 5,758                | 517.00            |        |             |        |        |        |  |  |  |  |  |
| 2013   | 2013-660001109          | KETTS, DAVID C      |                |                    | 2  | 63,970             | 1000              | 5,758                | 485.00            |        |             |        |        |        |  |  |  |  |  |




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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<br>FLOOD ZONE                    |  |
| Method          | Units-Buildable                               |  |
| Base Lot Value  |   |  |
| Factor Value    |   |  |
| Adjustments     |   |  |
| Lot Value       |   |  |

| Residential Data |                           |
|------------------|---------------------------|
| Type             | 1 Single Family Residence |
| Condition        | 3 - Average               |
| Quality          | 2 - Fair                  |
| Architecture     | TRAD TRADITIONAL          |
| Style            | 100% One Story            |
| Exterior Wall    | 100% Frame, Siding, Vinyl |
| Base/Total Area  | 1,216 / 1,216             |
| Style            | 100% One Story            |
| HVAC             | 100% Floor Furnace        |
| Roof Cover       | 1 Composition Shingle     |
| Area on Slab     | 0                         |
| Fixture/RghIn    | 7 /                       |
| Bed/F/H Bath     | 2 / 1.0 /                 |
| Basement Area    |                           |
| Garage Type      |                           |
| Remodel          |                           |
| Year/Eff Age     | 1950 / 57                 |

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| GRM Approach    |      |
|-----------------|------|
| GRM Code        |      |
| Gross Rent      | 0.00 |
| Indicated Value |      |

| Multiple Regression |  |
|---------------------|--|
| MRA Code            |  |
| Adjusted R          |  |
| Indicated Value     |  |

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

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 45,024        |        |                      |
| Lot Value            |               |        |                      |
| Indicated Value      | 45,024        | 37.03  | Per SqFt             |
| Agland Value         | 14,595        |        |                      |
| Site Improvements    | 53,350        |        |                      |
| Total Value          | 157,993       | 129.93 | Total Value Per SqFt |

| Cost Approach |           |                     |   | Manual : 01/2025 |  |  |  |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost     | 88.16     | Total Misc Impr     | + | 3,489            |  |  |  |
| Roofing Adj   | + 3.99    | Garage Cost         | + |                  |  |  |  |
| Subfloor Adj  | + 2.31    | Total RCN           | = | 128,640          |  |  |  |
| Heat/Cool Adj | + 1.65    | Depreciation ( 65%) | - | 83,616           |  |  |  |
| Plumbing Adj  | + 6.81    | Lump Sums           | + | 0                |  |  |  |
| Basement Adj  | + 0.00    | RCNLD               | = | 45,024           |  |  |  |
| Adj Base Cost | = 102.92  | Lot Value           | + |                  |  |  |  |
| Total Area    | x 1,216   | Indicated Value     | = | 45,024           |  |  |  |
| Adjusted Cost | = 125,151 | Value Per SqFt      |   | 37.03            |  |  |  |

| Miscellaneous Improvements |                      |           |      |      |       |           |      |       |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code                       | Description          | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH                       | SLAB PORCH - COVERED | 2925      | 24x7 |      | 168   | 20.77     |      | 3,489 |



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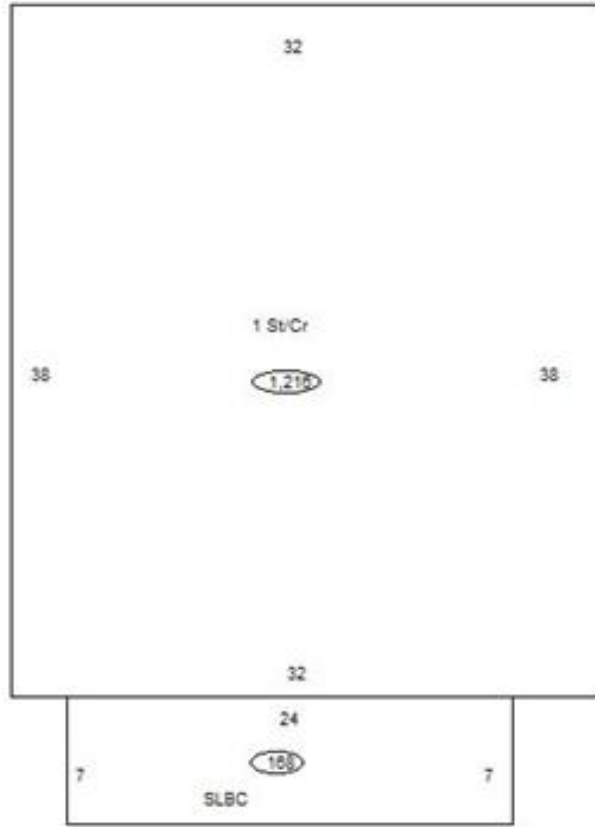
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Sketch Image

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### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1                          | R    | 1    | Crawl      | 10    | 1 St/Cr       | 1,216     | 1.000      | 1,216      |
| 2                          | M    | PRCH |            | 10    | SLBC          | 168       | 1.000      | 168        |
| <b>Total Building Area</b> |      |      |            |       |               | 1,216     |            | 1,216      |



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### Outbuildings/Site Improvements

| Building Image            | Code                   | Description           | Dimensions       | Floor                          | Roofing      | Total Units  |
|---------------------------|------------------------|-----------------------|------------------|--------------------------------|--------------|--------------|
| SHDS                      | Shed - Small           |                       | 16x44x8          | Plank                          | Formed Metal | 704          |
| <b>Qual</b>               | 2                      | <b>Cond</b> 3         | <b>Year</b> 2010 | <b>Eff Age</b> 12              |              |              |
| <b>Valuation Summary</b>  |                        | <b>Modifier Total</b> | <b>RCN</b>       | <b>Depr (46% Phys/ % Func)</b> |              | <b>RCNLD</b> |
| Base Cost (16.26 x 704)   |                        | 11,447                |                  | 11,447 5,266                   |              | 6,181        |
| SHDS                      | Shed - Small           |                       | 12x14x8          | Plank                          | Formed Metal | 168          |
| <b>Qual</b>               | 2                      | <b>Cond</b> 3         | <b>Year</b> 2010 | <b>Eff Age</b> 12              |              |              |
| <b>Valuation Summary</b>  |                        | <b>Modifier Total</b> | <b>RCN</b>       | <b>Depr (46% Phys/ % Func)</b> |              | <b>RCNLD</b> |
| Base Cost (19.85 x 168)   |                        | 3,335                 |                  | 3,335 1,534                    |              | 1,801        |
| BNGP                      | Barn - General Purpose |                       | 40x30x10         | Dirt                           | Formed Metal | 1,200        |
| <b>Qual</b>               | 3                      | <b>Cond</b> 3         | <b>Year</b> 1980 | <b>Eff Age</b> 35              |              |              |
| <b>Valuation Summary</b>  |                        | <b>Modifier Total</b> | <b>RCN</b>       | <b>Depr (61% Phys/ % Func)</b> |              | <b>RCNLD</b> |
| Base Cost (22.64 x 1,200) |                        | 27,168                |                  | 27,168 16,572                  |              | 10,596       |
| BNGP                      | Barn - General Purpose |                       | 62x60x10         | Dirt                           | Formed Metal | 3,720        |
| <b>Qual</b>               | 3                      | <b>Cond</b> 3         | <b>Year</b> 1970 | <b>Eff Age</b> 42              |              |              |
| <b>Valuation Summary</b>  |                        | <b>Modifier Total</b> | <b>RCN</b>       | <b>Depr (66% Phys/ % Func)</b> |              | <b>RCNLD</b> |
| Base Cost (18.21 x 3,720) |                        | 67,741                |                  | 67,741 44,709                  |              | 23,032       |
| UTIL                      | Utility Building       |                       | 26x24x8          | Concrete                       | Formed Metal | 624          |
| <b>Qual</b>               | 2                      | <b>Cond</b> 3         | <b>Year</b> 1965 | <b>Eff Age</b> 46              |              |              |
| <b>Valuation Summary</b>  |                        | <b>Modifier Total</b> | <b>RCN</b>       | <b>Depr (69% Phys/ % Func)</b> |              | <b>RCNLD</b> |
| Base Cost (30.22 x 624)   |                        | 18,857                |                  | 18,857 13,011                  |              | 5,846        |
| BNGP                      | Barn - General Purpose |                       | 40x28x10         | Dirt                           | Formed Metal | 1,120        |
| <b>Qual</b>               | 3                      | <b>Cond</b> 3         | <b>Year</b> 1950 | <b>Eff Age</b> 57              |              |              |
| <b>Valuation Summary</b>  |                        | <b>Modifier Total</b> | <b>RCN</b>       | <b>Depr (77% Phys/ % Func)</b> |              | <b>RCNLD</b> |
| Base Cost (22.88 x 1,120) |                        | 25,626                |                  | 25,626 19,732                  |              | 5,894        |



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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  |          |          | 18.106 | 54       | 54       | 978       | 978          |
| CHB                   | CHOTEAU SILT LOAM 1-3% SL | NTV PST  | 80  |          |          | 18.694 | 192      | 192      | 3,589     | 3,589        |
| DNB                   | DENNIS SILT LOAM 1-3% SLO | NTV PST  | 80  |          |          | 3.074  | 192      | 192      | 590       | 590          |
| TAA                   | TALOKA SILT LOAM 0-1% SLO | IMP PST  | 84  |          |          | 40.126 | 235      | 235      | 9,438     | 9,438        |
| <b>IMP PST Totals</b> |                           |          |     |          |          | 80.000 |          |          | 14,595    | 14,595       |
| <b>Total Agland</b>   |                           |          |     |          |          | 80.000 |          |          | 14,595    | 14,595       |