



# 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> 660001110 <b>Parcel ID</b> 19N17E-02-4-00000-000-0000 <b>Cadastral ID</b> 02-19-17-00400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 297374 YODER, AARON G &  LORENE KAY 20855 E 600 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 20855 E 600 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 160 - Acres <b>Sec/Twn/Rng</b> 2 / 19 / 17 / 4 <b>Neighborhood</b> 1917 - UNPLATTED <b>School District</b> S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0518\IMG_0045. 5/19/2021</p>														
<b>Legal Description</b> Lat/Long: 36.15145899 -95.46234415																			
SE					<b>Building Permits</b> <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>R18</td> <td>R18-POSS NEW SFR PER REVAL</td> <td>01/2017</td> <td>12/2017</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R18-POSS NEW SFR PER REVAL	01/2017	12/2017	
Number	Description	Opened	Closed	Amount															
R18	R18-POSS NEW SFR PER REVAL	01/2017	12/2017																
<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	Yes	1,000	1,000	1936/352	YODER, NOAH N &	02/28/2008	200,000	4										
					1613/62	ROPP, GALEN L & LORI M	08/19/2004	240,000	4										
					1231/150	YODER, NOAH N	06/02/2000	170,000	No										
					908/673	NELSON, WILLIAM W &	03/16/1993	92,500	No										
<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	2005	<b>Land Value</b>	32,057	32,057	11%	3,526	<b>Assessed</b>	76,562	6,129.55										
Year Frozen	0	<b>Improvements</b>	1,079,204	663,962		73,036	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-81.00										
TIF Project ID	0	<b>Total Value</b>	1,111,261	696,019		76,562	<b>Total Taxable</b>	75,562	6,049.00										
<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	2025-660001110	YODER, AARON G &			2	718,041	1000	73,332	5,871.00										
2024	2024-660001110	YODER, AARON G &			2	727,694	1000	71,167	5,723.00										
2023	2023-660001110	YODER, AARON G &			2	641,801	1000	69,065	5,562.00										
2022	2022-660001110	YODER, AARON G &			2	640,714	1000	67,025	5,436.00										
2021	2021-660001110	YODER, AARON G &			2	600,894	1000	65,044	5,212.00										
2020	2020-660001110	YODER, AARON G &			2	593,438	1000	63,120	5,099.00										
2019	2019-660001110	YODER, AARON G &			2	565,931	1000	61,253	5,061.00										
2018	2018-660001110	YODER, AARON G &			2	583,622	1000	62,219	5,194.00										
2017	2017-660001110	YODER, AARON G &			2	202,423	1000	19,983	1,681.00										
2016	2016-660001110	YODER, AARON G &			2	199,136	1000	19,371	1,648.00										
2015	2015-660001110	YODER, AARON G &			2	195,182	1000	18,778	1,629.00										
2014	2014-660001110	YODER, AARON G &			2	195,671	1000	18,202	1,634.00										
2013	2013-660001110	YODER, AARON G &			2	169,479	1000	17,643	1,486.00										



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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	
	FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



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Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,080 / 2,080
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,080
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	320 Attached Garage - Finished
Remodel	
Year/Eff Age	2007 / 9

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	

Cost Approach		Manual : 01/2025	
Base Cost	93.75	Total Misc Impr	+ 24,370
Roofing Adj	+ 5.21	Garage Cost	+ 14,595
Subfloor Adj	+ -2.14	Total RCN	= 282,138
Heat/Cool Adj	+ 12.64	Depreciation ( 9%)	- 25,392
Plumbing Adj	+ 7.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 256,746
Adj Base Cost	= 116.91	Lot Value	+ 256,746
Total Area	x 2,080	Indicated Value	= 256,746
Adjusted Cost	= 243,173	Value Per SqFt	123.44

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	256,746		
Lot Value			
Indicated Value	256,746	123.44	Per SqFt
Agland Value	32,057		
Site Improvements	408,522		
Total Value	697,325	335.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2013	1	0.00		
PRCH	SLAB PORCH - COVERED	2929	30x22		660	25.11		16,573
PRCH	SLAB PORCH - COVERED	2930	25x12		300	25.99		7,797





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		14x20x8	Plank	Formed Metal	280
<b>Qual</b>	5	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (26.21 x 280)		7,339		7,339	1,688	5,651
HAYS	Hay Shed Open Sides		150x10x20	Dirt	Formed Metal	16,500
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2017	<b>Eff Age</b> 7		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (11.76 x 16,500)		194,040		194,040	48,510	145,530
UTIL	Utility Building		110x50x20	Concrete	Formed Metal	5,500
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2017	<b>Eff Age</b> 7		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (13% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (28.83 x 5,500)		158,565		158,565	20,613	137,952
BNGP	Barn - General Purpose		40x50x10	Concrete	Formed Metal	2,000
<b>Qual</b>	3	<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 (25% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (24.51 x 2,000)		49,020		49,020	12,255	36,765
LNT0	Lean To - Attached		28x16x8	Dirt	Formed Metal	448
<b>Qual</b>	3	<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 (52% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (9.61 x 448)		4,305		4,305	2,239	2,066
SHDS	Shed - Small		28x16x6	Dirt	Formed Metal	448
<b>Qual</b>	3	<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 (14.95 x 448)		6,698		6,698	3,081	3,617
LNT0	Lean To - Attached		0x0x0	Dirt	Formed Metal	1,950
<b>Qual</b>	3	<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 (52% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (8.02 x 1,950)		15,639		15,639	8,132	7,507



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	35x90x10	Dirt	Formed Metal	3,150
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2009	<b>Eff Age</b> 13		

Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (18.89 x 3,150)	59,504		59,504	16,661	42,843

	BNGP	Barn - General Purpose	30x45x10	Dirt	Formed Metal	1,350
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2005	<b>Eff Age</b> 16		

Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (23.65 x 1,350)	31,928		31,928	11,813	20,115

	BNGP	Barn - General Purpose	20x34x14	Dirt	Formed Metal	680
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 35		

Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (24.42 x 680)	16,606		16,606	10,130	6,476



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY FLOOD ZONE <b>Method</b> Units-Buildable <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0518\IMG_0055.      5/19/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Siding, Metal
<b>Base/Total Area</b>	2,880 / 3,380
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	2,880
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	7 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	2017 / 7

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	78.74	<b>Total Misc Impr</b>	+ 108,478
<b>Roofing Adj</b>	+ 4.10	<b>Garage Cost</b>	+
<b>Subfloor Adj</b>	+ -1.67	<b>Total RCN</b>	= 445,092
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 7%)</b>	- 31,156
<b>Plumbing Adj</b>	+ 5.78	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 413,936
<b>Adj Base Cost</b>	= 99.59	<b>Lot Value</b>	+
<b>Total Area</b>	x 3,380	<b>Indicated Value</b>	= 413,936
<b>Adjusted Cost</b>	= 336,614	<b>Value Per SqFt</b>	122.47

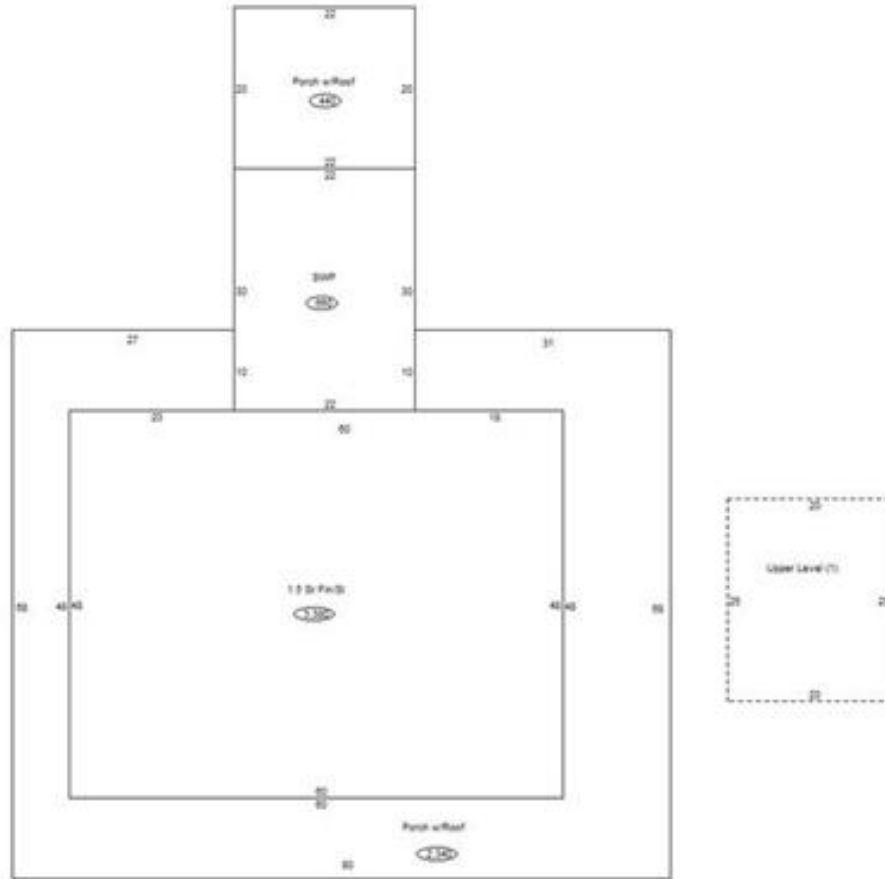
GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	
Multiple Regression	
<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	324,261      95.94 Per SqFt
Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	
Value Reconciliation	
<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	413,936
<b>Lot Value</b>	
<b>Indicated Value</b>	413,936      122.47 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	
<b>Total Value</b>	413,936      122.47 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	135759	30x22		660	66.03		43,580
PRCH	SLAB PORCH - COVERED	135760	22x20		440	25.55		11,242
PRCH	SLAB PORCH - COVERED	135761	2340		2,340	22.93		53,656



Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,880	1.174	3,380
2	M	EPSW		13	EPSW	660	1.000	660
3	M	PRCH		13	SLBC	440	1.000	440
4	M	PRCH		13	SLBC	2,340	1.000	2,340
5	U	^UL		13	Upper Level (1)	500	1.000	500
<b>Total Building Area</b>						<b>2,880</b>		<b>3,380</b>



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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			33.813	54	54	1,826	1,826
W	WATER	TMBR	0			.662	0	0	0	0
<b>TMBR Totals</b>						34.475			1,826	1,826
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			55.136	192	192	10,586	10,586
<b>NTV PST Totals</b>						55.136			10,586	10,586
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			14.987	224	224	3,357	3,357
<b>IMP PST Totals</b>						14.987			3,357	3,357
TAA	TALOKA SILT LOAM 0-1% SLO	CLT LND	84			55.403	294	294	16,288	16,288
<b>CLT LND Totals</b>						55.403			16,288	16,288
<b>Total Agland</b>						160.000			32,057	32,057