



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660001115 Parcel ID 19N17E-02-3-00000-000-0000 Cadastral ID 02-19-17-00900 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 277734 WOODSON, KIMBERLY BANNER TRUSTEE 31955 S 4230 RD INOLA OK 74036-0000					<p>\\tsclient\T\TOMMY DUNLAP\New folder (8)\IMG_0005.JPG 2/17/2022</p>																																																																																																																				
Parcel Location Situs 31955 S 4230 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 2 / 19 / 17 / 3 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.14918061 -95.47466617 N2 SW SW SW					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	Square-Foot - NBHD 1917 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 5.0393 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Square-Foot Base Lot Value 219,511.00 x .35 = 76,487 Factor Value Adjustments 0.6962 Lot Value 53,250		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (8)\IMG_0005.JPG 2/17/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	3,900 / 3,900
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,900
Fixture/RghIn	16 /
Bed/F/H Bath	6 / 3.5 /
Basement Area	
Garage Type	900 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1995 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	477,816 122.52 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	426,121
Lot Value	53,250
Indicated Value	479,371 122.92 Per SqFt
Agland Value	
Site Improvements	20,062
Total Value	499,433 128.06 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	89.53	Total Misc Impr	+ 9,091
Roofing Adj	+ 4.63	Garage Cost	+ 41,976
Subfloor Adj	+ -2.98	Total RCN	= 488,530
Heat/Cool Adj	+ 14.47	Depreciation (28%)	- 136,788
Plumbing Adj	+ 6.52	Lump Sums	+ 74,379
Basement Adj	+ 0.00	RCNLD	= 426,121
Adj Base Cost	= 112.17	Lot Value	+ 53,250
Total Area	x 3,900	Indicated Value	= 479,371
Adjusted Cost	= 437,463	Value Per SqFt	122.92

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	2947	1580		1,580	18.89	6%	28,055
PRCH	SLAB PORCH - COVERED	2948	40x8		320	28.41		9,091
GRDT	Garage - Detached	190275	42x34		1,428	32.44		46,324



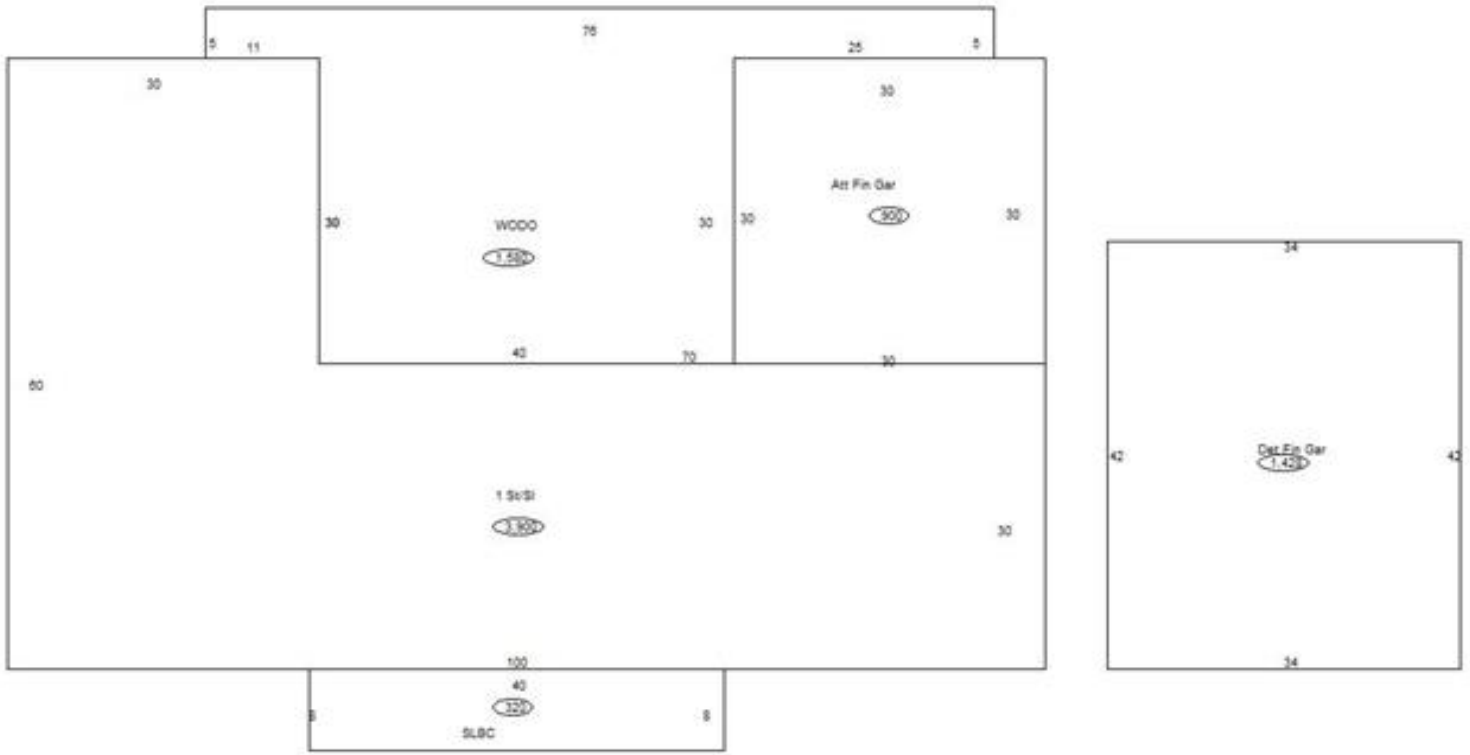
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	3,900	1.000	3,900
2	G	5		13	Att Fin Gar	900	1.000	900
3	M	WODO		13	WODO	1,580	1.000	1,580
4	M	PRCH		13	SLBC	320	1.000	320
5	G	6		13	Det Fin Gar	1,428	1.000	1,428
Total Building Area						3,900		3,900



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	12x20x8	Dirt	Formed Metal	240
	Qual 3	Cond 3	Year 2005	Eff Age 16		

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (7.03 x 240)	1,687		1,687	877	810

	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		1,210
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (45.46 x 1,210)	55,007		55,007	35,755	19,252