




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001117 <b>Parcel ID</b> 19N17E-02-3-00000-000-0000 <b>Cadastral ID</b> 02-19-17-01000 <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> 303119 BARBER, JEFFREY W &  LESA 31555 S 4230 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 31555 S 4230 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4 - Acres <b>Sec/Twn/Rng</b> 2 / 19 / 17 / 3 <b>Neighborhood</b> 1917 - UNPLATTED <b>School District</b> S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0518\IMG_0001. 5/19/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.15378024 -95.47449613																																																																																																																									
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Lot Data	Square-Foot - NBHD 1917 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 4.0405 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 1 FLOOD ZONE <b>Method</b> Square-Foot <b>Base Lot Value</b> 176,002.00 x .40 = 69,960 <b>Factor Value</b> 17,490 <b>Adjustments</b> 0.7059 <b>Lot Value</b> 61,731		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0518\IMG_0001. 5/19/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Wood
<b>Base/Total Area</b>	1,608 / 1,608
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,608
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	552 Carport - Gable Roof
<b>Remodel</b>	
<b>Year/Eff Age</b>	1972 / 41



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>	208,842	129.88	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	96.97	<b>Total Misc Impr</b>	+	23,280	
<b>Roofing Adj</b>	+ 4.00	<b>Garage Cost</b>	+	3,610	
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	215,203	
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 51%)</b>	-	109,754	
<b>Plumbing Adj</b>	+ 5.84	<b>Lump Sums</b>	+	3,985	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	109,434	
<b>Adj Base Cost</b>	= 117.11	<b>Lot Value</b>	+	61,731	
<b>Total Area</b>	x 1,608	<b>Indicated Value</b>	=	171,165	
<b>Adjusted Cost</b>	= 188,313	<b>Value Per SqFt</b>		106.45	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	109,434		
<b>Lot Value</b>	61,731		
<b>Indicated Value</b>	171,165	106.45	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	61,156		
<b>Total Value</b>	232,321	144.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
WODC	WOOD DECK - COVERED	2955	16x4		64	45.10	6%	2,713
WODO	WOOD DECK - OPEN	2956	16x3		48	26.51		1,272
PRCH	SLAB PORCH - COVERED	149755	5x4		20	21.23		425
EPSW	ENCLOSED PORCH - SOLID WALL	149756	294		294	53.56		15,747
PATO	SLAB PORCH - OPEN	149757	23x14		322	7.86		2,531



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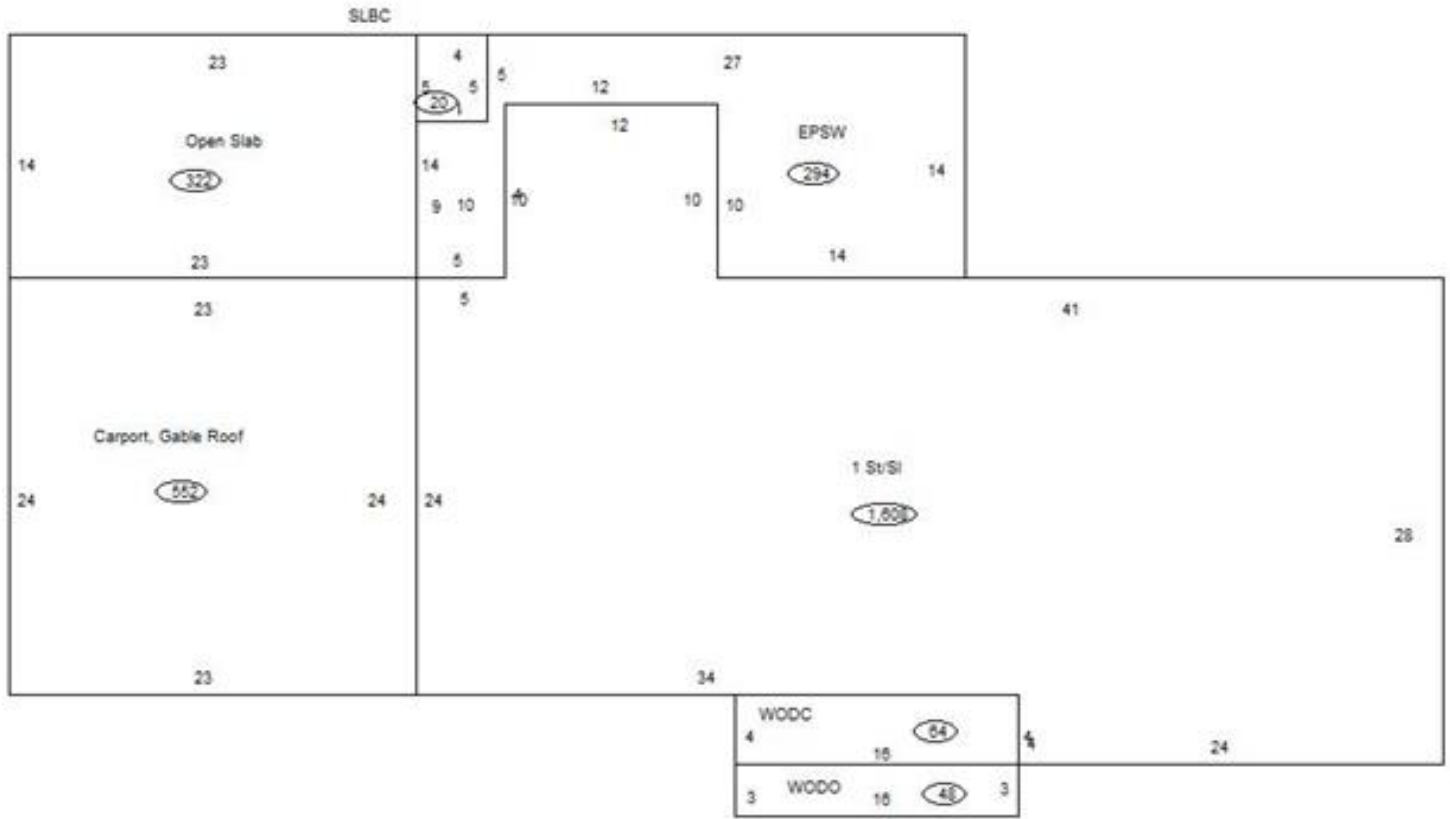
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Sketch Image

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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	1,608	1.000	1,608
2	G	3		10	Carport, Gable Roof	552	1.000	552
3	M	WODC		10	WODC	64	1.000	64
4	M	WODO		10	WODO	48	1.000	48
5	M	PRCH		10	SLBC	20	1.000	20
6	M	EPSW		10	EPSW	294	1.000	294
7	M	PATO		10	Open Slab	322	1.000	322
<b>Total Building Area</b>						<b>1,608</b>		<b>1,608</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		902
	Qual 3	Cond 3	Year 2020	Eff Age 5		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (47.66 x 902)	42,989		42,989	11,607	31,382

UTIL	Utility Building		40x30x10	Concrete	Formed Metal	1,200
Qual 2	Cond 3	Year 2015	Eff Age 8			

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (29.19 x 1,200)	35,028		35,028	5,254	29,774