



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:18:18  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001778 <b>Parcel ID</b> 19N16E-03-2-00000-000-0000 <b>Cadastral ID</b> 03-19-16-00700 <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> 333294 XIONG, NAO VANG  13254 E 590 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 13254 E 590 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .48 - Acres <b>Sec/Twn/Rng</b> 3 / 19 / 16 / 2 <b>Neighborhood</b> 1916 - UNPLATTED <b>School District</b> S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1004\IMG_0033. 10/4/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.16193125 -95.59559804 E 140' W 310' N 370' NW NE NW																																																																																																																									
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Lot Data	Square-Foot - NBHD 1916 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 0.48 <b>Non-Ag Acres</b> 1.2105 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 52,727.00 x .35 = 18,339 <b>Factor Value</b> <b>Adjustments</b> 1.3817 <b>Lot Value</b> 25,339		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,672 / 1,672
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Forced Air Furnace 3 Wall Air Conditioners (
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,672
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1963 / 38

\\tsclient\C\Users\Randy Necessary\Pictures\101\_1004\IMG\_0033. 10/4/2021

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>	168,609	100.84	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>	99.97	<b>Total Misc Impr</b>	+ 14,575				
<b>Roofing Adj</b>	+ 4.77	<b>Garage Cost</b>	+				
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	= 202,257				
<b>Heat/Cool Adj</b>	+ 6.14	<b>Depreciation ( 45%)</b>	- 91,016				
<b>Plumbing Adj</b>	+ 3.68	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 111,241				
<b>Adj Base Cost</b>	= 112.25	<b>Lot Value</b>	+ 25,339				
<b>Total Area</b>	x 1,672	<b>Indicated Value</b>	= 136,580				
<b>Adjusted Cost</b>	= 187,682	<b>Value Per SqFt</b>	81.69				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	111,241		
<b>Lot Value</b>	25,339		
<b>Indicated Value</b>	136,580	81.69	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	33,668		
<b>Total Value</b>	170,248	101.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4590	8x6		48	26.78		1,285
EPSW	Enclosed Porch - Solid Wall	153320	16x12		192	69.22		13,290



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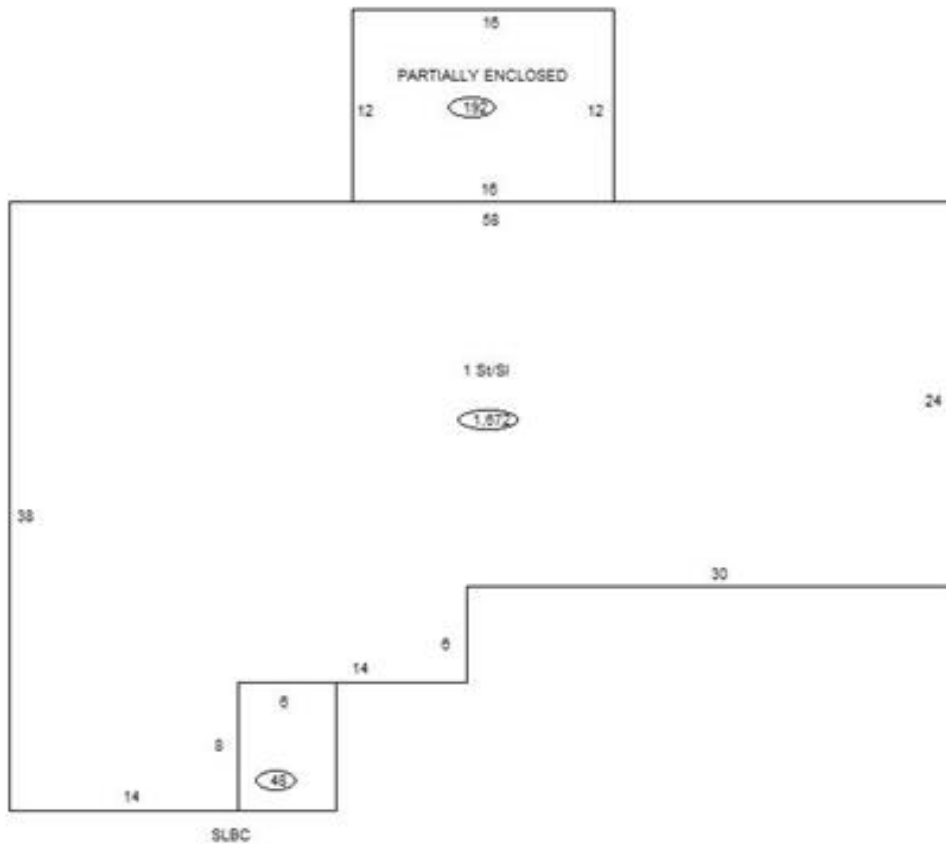
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### Sketch Image

660001778



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,672	1.000	1,672
2	M	PRCH		10	SLBC	48	1.000	48
3	M	EPSW		10	PARTIALLY ENCLOSED	192	1.000	192
<b>Total Building Area</b>						1,672		1,672



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		40x20x8	Concrete	Formed Metal	800
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (31.86 x 800)		25,488		25,488	1,784	23,704
PRCH	Porch		20x14x8	Concrete	Formed Metal	280
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (26.05 x 280)		7,294		7,294	1,532	5,762
SHDS	Shed - Small		20x10x7	Plank	Formed Metal	200
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (24.51 x 200)		4,902		4,902	931	3,971
ASC	Awing/Shelter/Carport OVER A KOI POND		12x16x8	Dirt	Formed Metal	192
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (5.72 x 192)		1,098		1,098	867	231