



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:18:20  
Page 1

Assessment Data					Primary Image									
Account	660001781				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1004\IMG_0030. 10/4/2021</p>									
Parcel ID	19N16E-03-1-00000-000-0000													
Cadastral ID	03-19-16-01200													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	333010													
HUNTER, CARRIE JEAN														
31250 S 4170 RD INOLA OK 74036-0000														
<b>Parcel Location</b>														
Situs	31250 S 4170 RD													
Subdivision														
Lot/Block	/	Parcel Size	1.38 - Acres											
Sec/Twn/Rng	3 / 19 / 16 / 1													
Neighborhood	1916 - UNPLATTED													
School District	S005 - INOLA SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.15906453 -95.58373009														
S 174.1' N 1324.92' W 344.64' E 394.64' OF E2 NE														
<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></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>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
/	HUNTER, ROBERT KEITH &	12/10/2020	0	4										
985/492	DODSON, SHARON ANN	03/24/1995	105,000	No										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	0	Land Value	25,628	18,142	11%	1,996	Assessed	14,760						
Year Frozen	2019	Improvements	163,911	116,029		12,764	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	189,539	134,171		14,760	Total Taxable	13,760						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001781	HUNTER, CARRIE JEAN	2	157,682	1000	13,759	1,102.00							
2024	2024-660001781	HUNTER, CARRIE JEAN	2	160,345	1000	13,758	1,106.00							
2023	2023-660001781	HUNTER, CARRIE JEAN	2	150,296	1000	13,759	1,108.00							
2022	2022-660001781	HUNTER, CARRIE JEAN	2	150,296	1000	13,759	1,116.00							
2021	2021-660001781	HUNTER, CARRIE JEAN	2	154,329	1000	13,759	1,103.00							
2020	2020-660001781	HUNTER, ROBERT KEITH &	2	144,439	1000	13,759	1,111.00							
2019	2019-660001781	HUNTER, ROBERT KEITH &	2	135,425	1000	13,758	1,137.00							
2018	2018-660001781	HUNTER, ROBERT KEITH &	2	144,621	1000	13,329	1,113.00							
2017	2017-660001781	HUNTER, ROBERT KEITH &	2	143,398	1000	12,911	1,086.00							
2016	2016-660001781	HUNTER, ROBERT KEITH &	2	139,530	1000	12,506	1,064.00							
2015	2015-660001781	HUNTER, ROBERT KEITH &	2	135,219	1000	12,113	1,051.00							
2014	2014-660001781	HUNTER, ROBERT KEITH &	2	136,370	1000	11,732	1,053.00							
2013	2013-660001781	HUNTER, ROBERT KEITH &	2	129,624	1000	11,360	957.00							




# Rogers

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Date 04/17/2026  
Time 03:18:21  
Page 2

Lot Data	Square-Foot - NBHD 1916 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2361 <b>Non-Ag Acres</b> 1.559 <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> 67,912.00 x .38 = 25,628 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 25,628		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1004\IMG_0030. 10/4/2021</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% One Story
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	1,668 / 1,668
<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>	1,668
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	492 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1979 / 35

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> 198,178 118.81 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>	117.37	<b>Total Misc Impr</b>	+ 21,317				
<b>Roofing Adj</b>	+ 4.88	<b>Garage Cost</b>	+ 19,710				
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	= 277,683				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	- 119,404				
<b>Plumbing Adj</b>	+ 9.30	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 158,279				
<b>Adj Base Cost</b>	= 141.88	<b>Lot Value</b>	+ 25,628				
<b>Total Area</b>	x 1,668	<b>Indicated Value</b>	= 183,907				
<b>Adjusted Cost</b>	= 236,656	<b>Value Per SqFt</b>	110.26				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	158,279		
<b>Lot Value</b>	25,628		
<b>Indicated Value</b>	183,907	110.26	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	5,632		
<b>Total Value</b>	189,539	113.63	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	4603	10x7		70	26.71		1,870
EPSW	ENCLOSED PORCH - SOLID WALL	4604	20x10		200	69.16		13,832



# Rogers

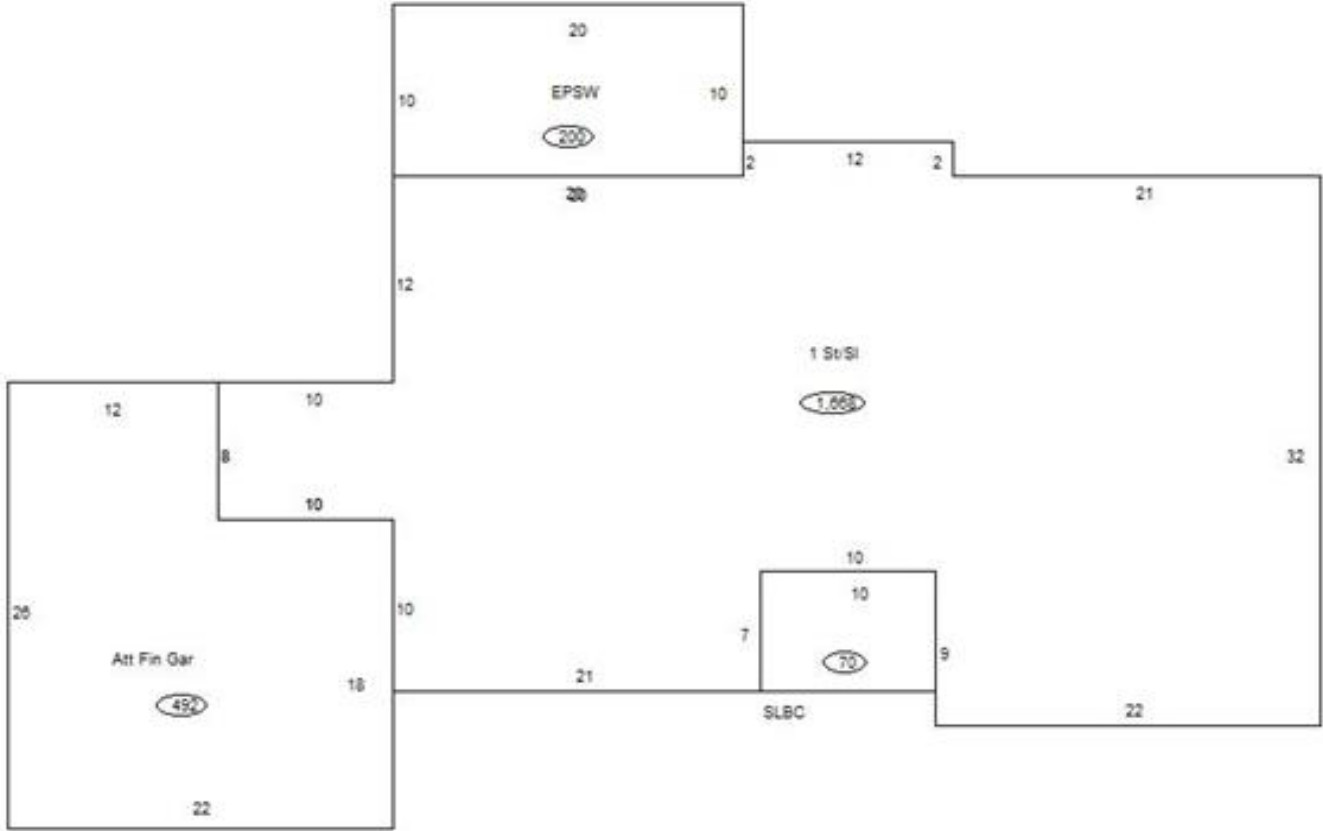
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:18:21  
 Page 3

Sketch Image

660001781



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,668	1.000	1,668
2	G	5		10	Att Fin Gar	492	1.000	492
3	M	PRCH		10	SLBC	70	1.000	70
4	M	EPSW		10	EPSW	200	1.000	200
<b>Total Building Area</b>						1,668		1,668



# Rogers

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Date 04/17/2026  
 Time 03:18:21  
 Page 4

660001781

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x8	Concrete	Formed Metal	360
<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 (15% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (5.28 x 360)		1,901		1,901	285	1,616
SHDS	Shed - Small		12x14x7	Concrete	Composition Shingle	168
<b>Qual</b>	4	<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 (25.12 x 168)		4,220		4,220	1,941	2,279
SHDS	Shed - Small		10x16x6	Plank	Composition Shingle	160
<b>Qual</b>	3	<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 (59% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (24.52 x 160)		3,923		3,923	2,315	1,608
PRCH	Porch		4x6x0			24
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 0	<b>Eff Age</b> 1520		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (26.85 x 24)		644		644	515	129