



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:16:06
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Assessment Data					Primary Image																																																																																																																				
Account 660001782 Parcel ID 19N16E-03-1-00000-000-0000 Cadastral ID 03-19-16-01300 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 314991 SANDERS FAMILY REVOC TRUST 31392 S 4170 RD INOLA OK 74036-0000 Parcel Location Situs 31392 S 4170 RD Subdivision Lot/Block / Parcel Size 10.8 - Acres Sec/Twn/Rng 3 / 19 / 16 / 1 Neighborhood 1916 - UNPLATTED School District S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1004\IMG_0018. 10/4/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.15606497 -95.58433487																																																																																																																									
TR IN SE NE DESC AS; BEG SE/C SE NE, TH W 740.54', N 635', E TO E/L SE NE, S TO POB					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>21</td> <td></td> <td>01/2002</td> <td>09/2002</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	21		01/2002	09/2002																																																																																																							
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Plywood or Ha
Base/Total Area	2,166 / 3,956
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,166
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	774 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2002 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	95.05	Total Misc Impr	+ 42,690				
Roofing Adj	+ 3.25	Garage Cost	+ 44,048				
Subfloor Adj	+ -2.53	Total RCN	= 555,287				
Heat/Cool Adj	+ 16.31	Depreciation (20%)	- 111,057				
Plumbing Adj	+ 6.36	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 444,230				
Adj Base Cost	= 118.44	Lot Value	+ 444,230				
Total Area	x 3,956	Indicated Value	= 444,230				
Adjusted Cost	= 468,549	Value Per SqFt	112.29				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	444,230		
Lot Value			
Indicated Value	444,230	112.29	Per SqFt
Agland Value	3,024		
Site Improvements	19,113		
Total Value	466,367	117.89	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	4607	516		516	31.26		16,130
PRCH	SLAB PORCH - COVERED	4608	495		495	31.33		15,508
GENR	Generator - Residential Standby			1	1	3,808.00		3,808



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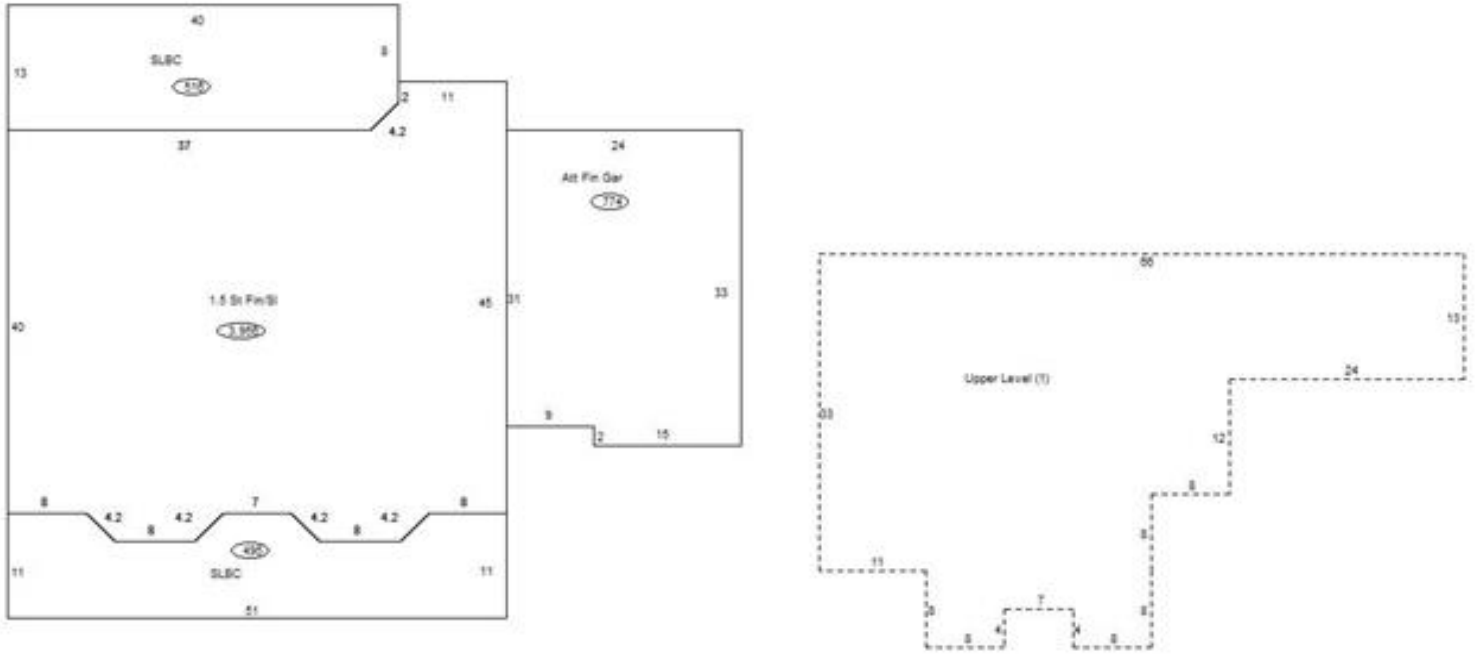
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,166	1.826	3,956
2	G	5	Slab	13	Att Fin Gar	774	1.000	774
3	M	PRCH		13	SLBC	516	1.000	516
4	M	PRCH		13	SLBC	495	1.000	495
5	U	^UL		13	Upper Level (1)	1,790	1.000	1,790
Total Building Area						2,166		3,956



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x12	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (31.23 x 1,200)	37,476	37,476	18,363	19,113



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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
CHB	CHOTEAU SILT LOAM 1-3% SL	CLT LND	80		0	10.800	280	280	3,024	3,024
CLT LND Totals						10.800			3,024	3,024
Total Agland						10.800			3,024	3,024