



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660001783				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1004\IMG_0022. 10/4/2021</p>									
Parcel ID	19N16E-03-1-00000-000-0000													
Cadastral ID	03-19-16-01400													
Property Type	REAL - Real Property													
Property Class	RR	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	31368 S 4170 RD													
Subdivision														
Lot/Block	/	Parcel Size	6.35 - Acres											
Sec/Twn/Rng	3 / 19 / 16 / 1													
Neighborhood	1916 - UNPLATTED													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.15787916 -95.58373988														
PT LT 8 & SE NE DESC AS; BEG SE/C; TH N 635' TO POB; TH WLY, PAR S/LINE 395.5' M/L TO E BNDRY LNE OF PROP; TH NLY ALG E/LINE 685' M/L TO N/LINE; TH ELY ALG N/LINE 393.3' TO E/LINE; SLY ALG E/LINE 685' 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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					2468/9	SANDERS, JACK G & MARY SUE	03/13/2015	0	4					
					2146/606	DODSON, SHARON BOYCE	12/17/2010	150,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2011	Land Value	112,469	48,503	11%	5,335	Assessed	22,888	1,832.41					
Year Frozen	0	Improvements	260,649	159,569		17,553	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	373,118	208,072		22,888	Total Taxable	22,888	1,832.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001783	SANDERS FAMILY REVOC TRUST	2	198,164	0	21,797	1,745.00							
2024	2024-660001783	SANDERS FAMILY REVOC TRUST	2	193,414	0	21,275	1,711.00							
2023	2023-660001783	SANDERS FAMILY REVOC TRUST	2	184,435	0	20,288	1,634.00							
2022	2022-660001783	SANDERS FAMILY REVOC TRUST	2	181,462	0	19,961	1,619.00							
2021	2021-660001783	SANDERS FAMILY REVOC TRUST	2	187,543	0	20,630	1,653.00							
2020	2020-660001783	SANDERS FAMILY REVOC TRUST	2	184,112	0	19,720	1,593.00							
2019	2019-660001783	SANDERS FAMILY REVOC TRUST	2	170,736	0	18,781	1,552.00							
2018	2018-660001783	SANDERS FAMILY REVOC TRUST	2	184,808	0	20,329	1,697.00							
2017	2017-660001783	SANDERS FAMILY REVOC TRUST	2	183,832	0	20,222	1,701.00							
2016	2016-660001783	SANDERS FAMILY REVOC TRUST	2	179,526	0	19,748	1,680.00							
2015	2015-660001783	SANDERS FAMILY REVOC TRUST	2	180,235	0	19,826	1,720.00							
2014	2014-660001783	SANDERS, JACK G & MARY SUE	2	185,678	0	19,062	1,712.00							
2013	2013-660001783	SANDERS, JACK G & MARY SUE	2	176,655	0	18,154	1,529.00							



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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> 6.35 <b>Non-Ag Acres</b> 6.3192 <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> 275,266.00 x .41 = 112,469 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 112,469		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1004\IMG_0022. 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>	3,186 / 3,186
<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>	3,186
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	576 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1975 / 38

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104.59	<b>Total Misc Impr</b>	+ 17,316	<b>Roofing Adj</b>	+ 4.34	<b>Garage Cost</b>	+ 22,280
<b>Subfloor Adj</b>	+ -2.06	<b>Total RCN</b>	= 435,871	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 45%)</b>	- 196,142
<b>Plumbing Adj</b>	+ 4.87	<b>Lump Sums</b>	+ 19,613	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 259,342
<b>Adj Base Cost</b>	= 124.38	<b>Lot Value</b>	+ 112,469	<b>Total Area</b>	x 3,186	<b>Indicated Value</b>	= 371,811
		<b>Value Per SqFt</b>	116.70	<b>Adjusted Cost</b>	= 396,275		

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>	309,427	97.12	Per SqFt

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

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	259,342		
<b>Lot Value</b>	112,469		
<b>Indicated Value</b>	371,811	116.70	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,307		
<b>Total Value</b>	373,118	117.11	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
SHLT	STORM SHELTER	0		1	2017	0.00		
CPDT	Carport - Detached	4612	24x21		504	11.36		5,725
PRCH	Porch	4613	228		228	26.21		5,976
GRDT	Garage - Detached	186598	30x24		720	27.24		19,613





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	16x30x10	Dirt	Galvanized Metal	480
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (6.64 x 480)	3,187		3,187	1,880
				1,307