




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001790 <b>Parcel ID</b> 000000-00-0-00957-001-0003 <b>Cadastral ID</b> 03-19-16-01630 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 168034 SEILA, WILLIAM THOMAS & SANDY MARIE  31012 S YEAGERS PL INOLA OK 74036-3140  <b>Parcel Location</b> <b>Situs</b> 31012 S YEAGERS PL <b>Subdivision</b> YEAGERS SUNNY SLOPE I <b>Lot/Block</b> 0003 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 3 / 19 / 16 / 5 <b>Neighborhood</b> 1057 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0927\IMG_0002. 9/27/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.16189049 -95.59180778 LOT 3 BLOCK 1 YEAGERS SUNNY SLOPE 1																																																																																																																									
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Lot Data	Square-Foot - NBHD 1057 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1228	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,910.00 x .47 = 23,118	
Factor Value		
Adjustments	1.0000	
Lot Value	23,118	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,848 / 1,848
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,848
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1962 / 38

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0927\IMG\_0002. 9/27/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	188,040	101.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	142,940		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,999		
Lot Value	23,118		
Indicated Value	147,117	79.61	Per SqFt
Agland Value			
Site Improvements	40,951		
Total Value	188,068	101.77	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.88	Total Misc Impr	+	6,760			
Roofing Adj	+ 4.52	Garage Cost	+				
Subfloor Adj	+ -2.09	Total RCN	=	225,452			
Heat/Cool Adj	+ 12.64	Depreciation ( 45%)	-	101,453			
Plumbing Adj	+ 8.39	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	123,999			
Adj Base Cost	= 118.34	Lot Value	+	23,118			
Total Area	x 1,848	Indicated Value	=	147,117			
Adjusted Cost	= 218,692	Value Per SqFt		79.61			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	4625	16x9		144	26.48		3,813
PATO	SLAB PORCH - OPEN	4626	42x8		336	8.77		2,947



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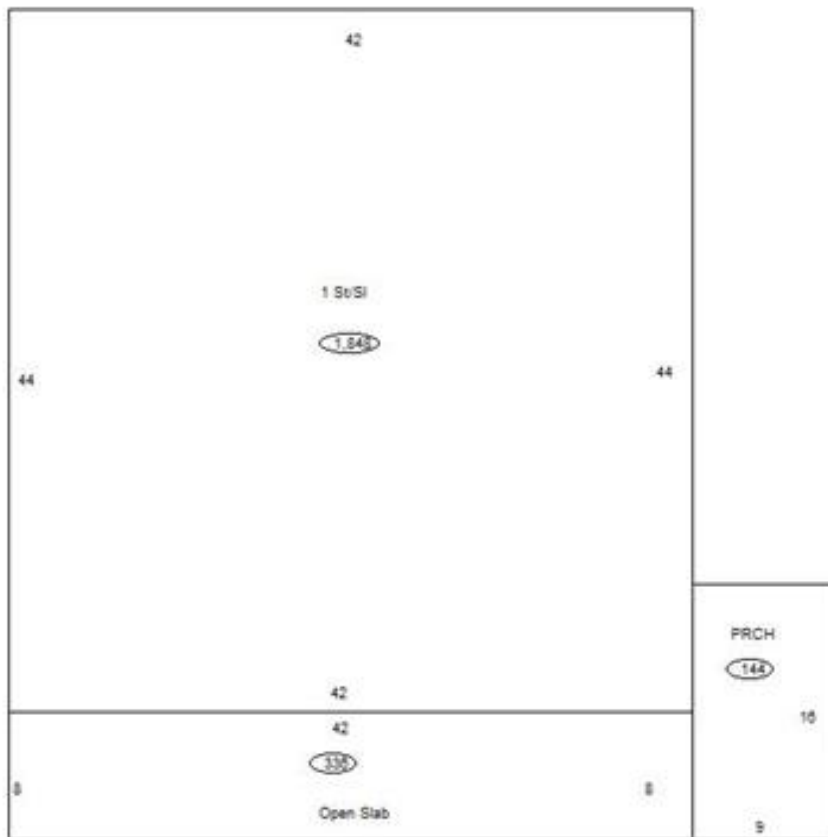
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Sketch Image

660001790



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,848	1.000	1,848
2	M	PRCH		10	PRCH	144	1.000	144
3	M	PATO		10	Open Slab	336	1.000	336
<b>Total Building Area</b>						<b>1,848</b>		<b>1,848</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		30x60x10	Concrete	Formed Metal	1,800
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2009	<b>Eff Age</b> 13		

Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (28.03 x 1,800)	50,454		50,454	14,127	36,327

LNT0	Lean To - Attached		0x0x0	Concrete	Formed Metal	464
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2009	<b>Eff Age</b> 13		

Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (16.98 x 464)	7,879		7,879	4,255	3,624

SHIP	Shipping/Storage Container		8x20x8			160
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 0	<b>Eff Age</b> 0		

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (6.25 x 160)	1,000		1,000		1,000