



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:12:31
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001818 Parcel ID 000000-00-0-00963-001-0006 Cadastral ID 03-19-16-01920 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 314649 CODY, DAVE & RHONDA REVOCABLE TRUST PO BOX 172 INOLA OK 74036-0000 Parcel Location Situs 31330 S YEAGERS ST Subdivision YEAGERS SUNNY SLOPE III Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 19 / 16 / 5 Neighborhood 1057 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0927\IMG_0074. 9/27/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.15839681 -95.59980255 LOT 6 BLOCK 1 YEAGERS SUNNY SLOPE 3																																																																																																																									
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Lot Data		Square-Foot - NBHD 1057 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	3.626		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	157,947.00 x .30 = 46,835		
Factor Value			
Adjustments	1.0000		
Lot Value	46,835		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,247 / 2,247
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,247
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	1,399 Attached Garage - Finished
Remodel	
Year/Eff Age	2016 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	392,934	174.87	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	87.53	Total Misc Impr	+	8,597			
Roofing Adj	+ 4.79	Garage Cost	+	44,992			
Subfloor Adj	+ -1.19	Total RCN	=	301,860			
Heat/Cool Adj	+ 11.47	Depreciation (9%)	-	27,167			
Plumbing Adj	+ 7.89	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	274,693			
Adj Base Cost	= 110.49	Lot Value	+	46,835			
Total Area	x 2,247	Indicated Value	=	321,528			
Adjusted Cost	= 248,271	Value Per SqFt		143.09			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	274,693		
Lot Value	46,835		
Indicated Value	321,528	143.09	Per SqFt
Agland Value			
Site Improvements	56,711		
Total Value	378,239	168.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	130179	372		372	23.11		8,597



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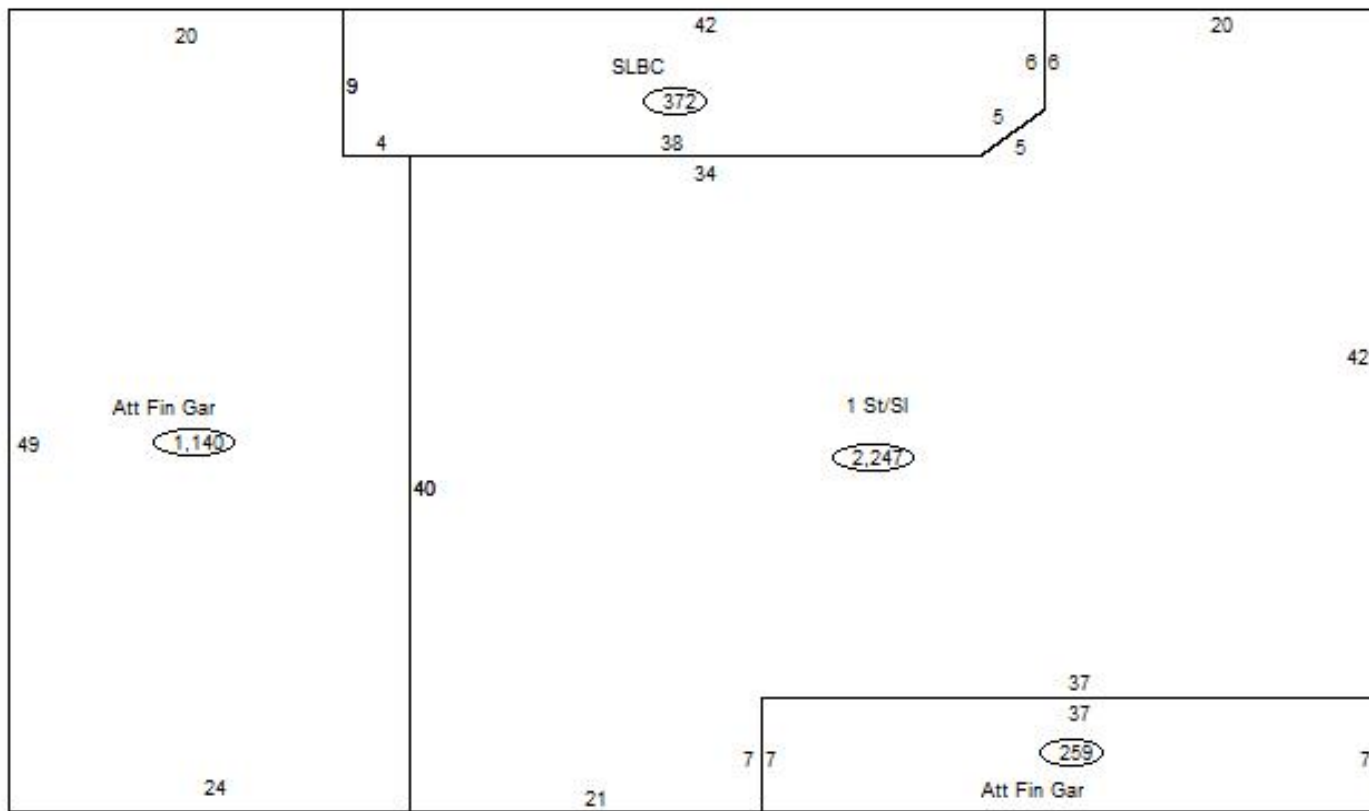
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,247	1.000	2,247
2	G	5		13	Att Fin Gar	1,140	1.000	1,140
3	G	5		13	Att Fin Gar	259	1.000	259
4	M	PRCH		13	SLBC	372	1.000	372
Total Building Area						2,247		2,247



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x50x16	Concrete	Formed Metal	2,000
	Qual 3	Cond 3	Year 2024	Eff Age 2		
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (29.06 x 2,000)	58,120	58,120	1,744	56,376
	PCPT	Carport - Portable	20x18x0	Dirt	Formed Metal	360
	Qual 3	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
		Base Cost (4.43 x 360)	1,595	1,595	1,260	335