




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:12:34
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Assessment Data					Primary Image																																																																																																																				
Account 660001819 Parcel ID 000000-00-0-00963-001-0007 Cadastral ID 03-19-16-01930 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 301051 TOWNSEND FAMILY TRUST ALAN & ANITA TOWNSEND TRUSTEES 31344 S YEAGER'S ST INOLA OK 74036-0000 Parcel Location Situs 31344 S YEAGERS ST Subdivision YEAGERS SUNNY SLOPE III Lot/Block 0007 / 0001 Parcel Size 2 - 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_0076. 9/27/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.15733241 -95.59980335 LOT 7 & 8 BLOCK 1 YEAGERS SUNNY SLOPE 3																																																																																																																									
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Lot Data		Square-Foot - NBHD 1057 #1	
Lot Size			
Lot Count	0		
Units Buildable	2		
Non-Ag Acres	7.3199		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	318,854.00 x .25 = 79,017		
Factor Value			
Adjustments	1.0000		
Lot Value	79,017		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,226 / 2,226
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,226
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,352 Attached Garage - Finished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	352,672	158.43	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	76.98	Total Misc Impr	+ 31,046
Roofing Adj	+ 4.10	Garage Cost	+ 36,964
Subfloor Adj	+ 0.00	Total RCN	= 284,066
Heat/Cool Adj	+ 10.30	Depreciation (11%)	- 31,247
Plumbing Adj	+ 5.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 252,819
Adj Base Cost	= 97.06	Lot Value	+ 79,017
Total Area	x 2,226	Indicated Value	= 331,836
Adjusted Cost	= 216,056	Value Per SqFt	149.07

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,819		
Lot Value	79,017		
Indicated Value	331,836	149.07	Per SqFt
Agland Value			
Site Improvements	53,136		
Total Value	384,972	172.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2021	1	0.00	
PRCH	Porch	121095	1680			1,680	18.48	31,046



Rogers

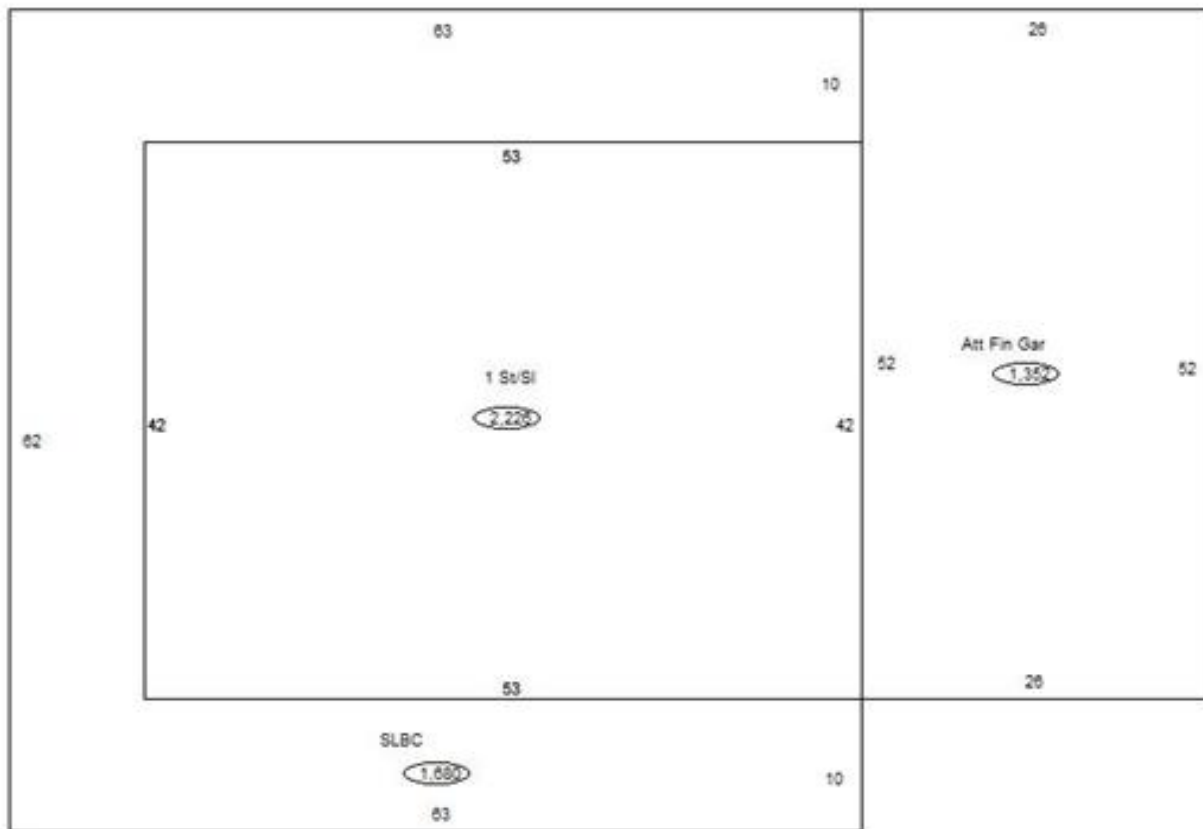
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Sketch Image

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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	2,226	1.000	2,226
2	G	5		13	Att Fin Gar	1,352	1.000	1,352
3	M	PRCH		13	SLBC	1,680	1.000	1,680
Total Building Area						2,226		2,226



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	50x40x12	Concrete	Formed Metal	2,000	
Qual	3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (27.69 x 2,000)	55,380	55,380	3,877	51,503

LNT0	Lean To - Attached	12x10x8	Dirt	Formed Metal	120
Qual	3	Cond 3	Year 2021	Eff Age 4	

Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (9.85 x 120)	1,182	1,182	296	886

LOAF	Loafing Shed	16x16x6	Dirt	Formed Metal	256
Qual	3	Cond 3	Year 2000	Eff Age 20	

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (7.12 x 256)	1,823	1,823	1,076	747