




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:48:00
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Assessment Data					Primary Image																																																																																																																				
Account 660001822 Parcel ID 000000-00-0-00963-001-0010 Cadastral ID 03-19-16-01960 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 169014 FORRESTER, JIMMY B 31422 S YEAGER ST INOLA OK 74036-3132 Parcel Location Situs 31422 S YEAGERS ST Subdivision YEAGERS SUNNY SLOPE III Lot/Block 0010 / 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_0928\IMG_0033. 9/28/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.15553306 -95.59978599 LOT 10 BLOCK 1 YEAGERS SUNNY SLOPE 3																																																																																																																									
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Lot Data	Square-Foot - NBHD 1057 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.5218	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	153,411.00 x .30 = 45,928	
Factor Value		
Adjustments	1.0000	
Lot Value	45,928	

\\tsclient\C\Users\Randy Necessary\Pictures\101_0928\IMG_0033. 9/28/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Plywood or Ha
Base/Total Area	1,780 / 1,780
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,780
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished
Remodel	
Year/Eff Age	1974 / 39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	216,049	121.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	5,340		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.08	Total Misc Impr	+	27,370			
Roofing Adj	+ 4.82	Garage Cost	+	18,200			
Subfloor Adj	+ -2.31	Total RCN	=	278,198			
Heat/Cool Adj	+ 12.64	Depreciation (46%)	-	127,971			
Plumbing Adj	+ 6.46	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	150,227			
Adj Base Cost	= 130.69	Lot Value	+	45,928			
Total Area	x 1,780	Indicated Value	=	196,155			
Adjusted Cost	= 232,628	Value Per SqFt		110.20			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,227		
Lot Value	45,928		
Indicated Value	196,155	110.20	Per SqFt
Agland Value			
Site Improvements	24,394		
Total Value	220,549	123.90	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		
EPSW	Enclosed Porch - Solid Wall	4729	18x14		252	68.73		17,320
PRCH	Porch	4730	168		168	26.40		4,435



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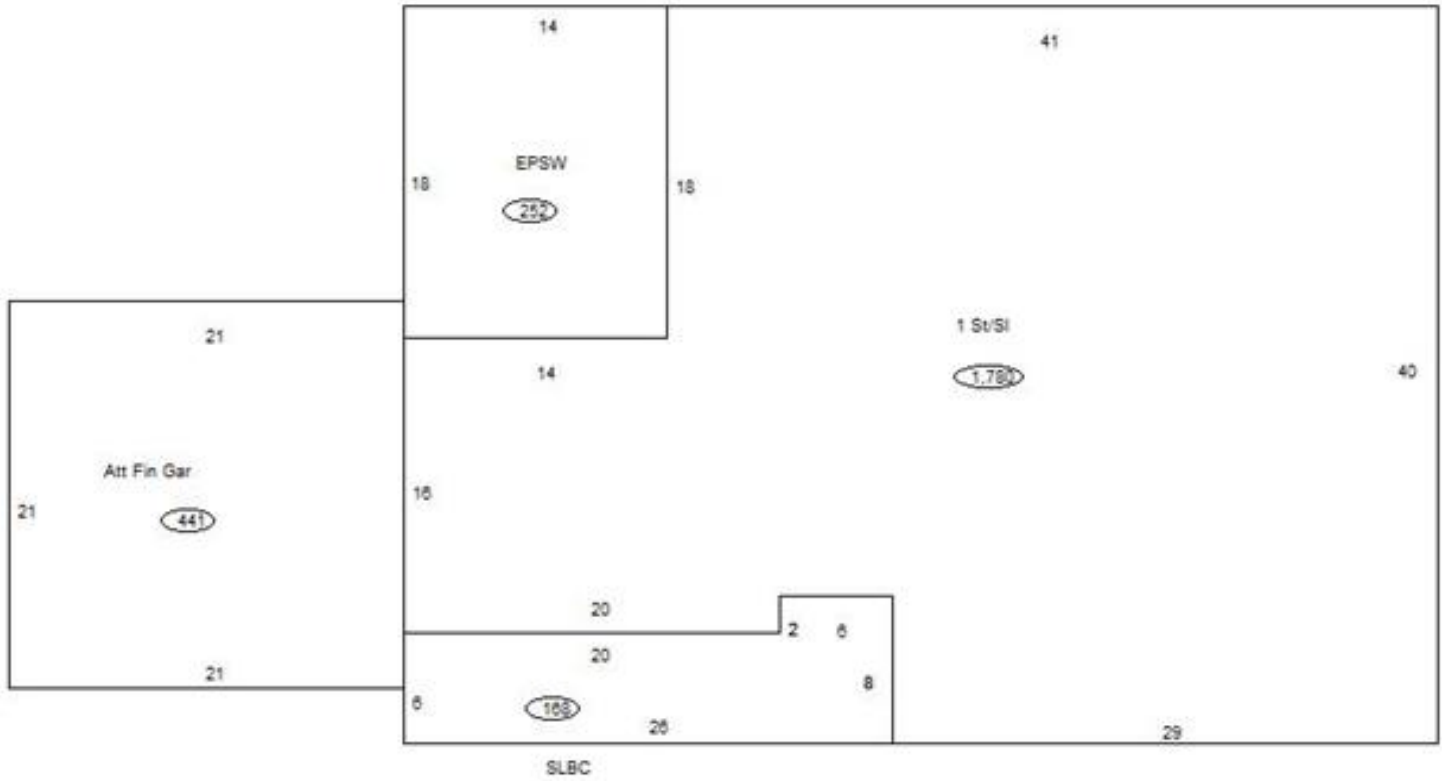
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,780	1.000	1,780
2	G	5		10	Att Fin Gar	441	1.000	441
3	M	EPSW		10	EPSW	252	1.000	252
4	M	PRCH		10	SLBC	168	1.000	168
Total Building Area						1,780		1,780



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x10	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2006	Eff Age 15		

Valuation Summary	Modifier Total	RCN	Depr (34% Phys/ % Func)	RCNLD
Base Cost (30.80 x 1,200)	36,960	36,960	12,566	24,394