



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 660001824 Parcel ID 000000-00-0-00963-001-0011 Cadastral ID 03-19-16-01980 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 335627 CHANG, TOUA & YER XIONG 31437 S YEAGERS INOLA OK 74036-0000 Parcel Location Situs 31437 S YEAGERS ST Subdivision YEAGERS SUNNY SLOPE III Lot/Block 0012 / 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\Z\BUFFY\BUFFY NEW CONST\11042021\IMG_0004.JPG 11/4/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.15555162 -95.59755271 LOT 11 BLOCK 1 YEAGERS SUNNY SLOPE 3																																																																																																																									
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Units Buildable - YEAGERS SUNNY SLOPE 3 (UNITS BUILDABLE)

Primary Image

Lot Size
Lot Count 0
Units Buildable
Non-Ag Acres 0
Topography
Street Access
Utilities
Amenities LAND QUALITY 0
Method Units-Buildable
Base Lot Value
Factor Value
Adjustments
Lot Value



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Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 3 - Average
Architecture TRAD TRADITIONAL
Style 100% One Story
Exterior Wall 100% Veneer, Masonry
Base/Total Area 1,643 / 1,643
Style 100% One Story
HVAC 100% Warmed & Cooled Air
Roof Cover 1 Composition Shingle
Area on Slab 1,643
Fixture/RghIn /
Bed/F/H Bath 3 / 2.0 /
Basement Area
Garage Type 554 Attached Garage - Finished
Remodel
Year/Eff Age 2021 / 4

GRM Approach

GRM Code
Gross Rent 0.00
Indicated Value

Multiple Regression

MRA Code
Adusted R
Indicated Value

Direct Comparables

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

Cost Approach

Manual : 01/2025

Base Cost	111.93	Total Misc Impr	+	12,489
Roofing Adj	+ 4.89	Garage Cost	+	21,634
Subfloor Adj	+ -2.31	Total RCN	=	254,531
Heat/Cool Adj	+ 12.64	Depreciation (4%)	-	10,181
Plumbing Adj	+ 7.00	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	244,350
Adj Base Cost	= 134.15	Lot Value	+	
Total Area	x 1,643	Indicated Value	=	244,350
Adjusted Cost	= 220,408	Value Per SqFt		148.72

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	244,350		
Lot Value			
Indicated Value	244,350	148.72	Per SqFt
Agland Value	1,084		
Site Improvements	34,330		
Total Value	279,764	170.28	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152310	35x10		350	25.83		9,041
PRCH	Slab Porch - Covered	152311	130		130	26.52		3,448



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
WODC	Wood Deck - Covered	14x16x8	Plank	Formed Metal	224	
Qual	3	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
Base Cost (34.62 x 224)		7,755	7,755	1,163	6,592	
PCPT	Carport - Portable	20x20x8	Concrete	Formed Metal	400	
Qual	3	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD	
Base Cost (5.28 x 400)		2,112	2,112	232	1,880	
UTIL	Utility Building	20x30x10	Concrete	Formed Metal	600	
Qual	3	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
Base Cost (31.86 x 600)		19,116	19,116	956	18,160	
LNT0	Lean To - Attached	12x30x10	Concrete	Formed Metal	360	
Qual	4	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
Base Cost (17.17 x 360)		6,181	6,181	1,174	5,007	
PCPT	Carport - Portable	24x30x10	Dirt	Formed Metal	720	
Qual	2	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD	
Base Cost (4.20 x 720)		3,024	3,024	333	2,691	



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			.800	0	235	0	0
IMP PST Totals						0.800			0	0
CHB	CHOTEAU SILT LOAM 1-3% SL	CLT LND	80			3.200	280	280	896	896
CLT LND Totals						3.200			896	896
Total Agland						4.000			896	896