



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:12:36
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Assessment Data					Primary Image																																																																																																																				
Account 660001827 Parcel ID 000000-00-0-00963-001-0015 Cadastral ID 03-19-16-02010 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 168984 CODY, VIVIAN L TRUSTEE 13102 E YEAGERS RD INOLA OK 74036-0000 Parcel Location Situs 13102 E YEAGERS RD Subdivision YEAGERS SUNNY SLOPE III Lot/Block 0015 / 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_0018. 9/28/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.15842152 -95.59755970																																																																																																																									
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Lot Data	Square-Foot - NBHD 1057 #1	Primary Image
Lot Size		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0928\IMG_0018. 9/28/2021</p>
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.7036	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	161,330.00 x .29 = 47,512	
Factor Value		
Adjustments	1.0000	
Lot Value	47,512	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,892 / 1,892
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,892
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Finished
Remodel	
Year/Eff Age	1973 / 32

Cost Approach		Manual : 01/2025	
Base Cost	108.77	Total Misc Impr	+ 24,267
Roofing Adj	+ 4.76	Garage Cost	+ 22,974
Subfloor Adj	+ -2.25	Total RCN	= 297,212
Heat/Cool Adj	+ 12.64	Depreciation (40%)	- 118,885
Plumbing Adj	+ 8.20	Lump Sums	+ 19,613
Basement Adj	+ 0.00	RCNLD	= 197,940
Adj Base Cost	= 132.12	Lot Value	+ 47,512
Total Area	x 1,892	Indicated Value	= 245,452
Adjusted Cost	= 249,971	Value Per SqFt	129.73

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	259,524	137.17	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	212,940		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	197,940		
Lot Value	47,512		
Indicated Value	245,452	129.73	Per SqFt
Agland Value			
Site Improvements	46,303		
Total Value	291,755	154.20	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		
GENR	Generator - Residential Standby	0		1	2021	2,800.00		2,800
PRCH	Porch	4744	38x8		304	25.98		7,898
EPKS	Enclosed Porch - Kneewall Screen	4745	23x12		276	28.82		7,954
GRDT	Garage - Detached	186770	30x24		720	27.24		19,613



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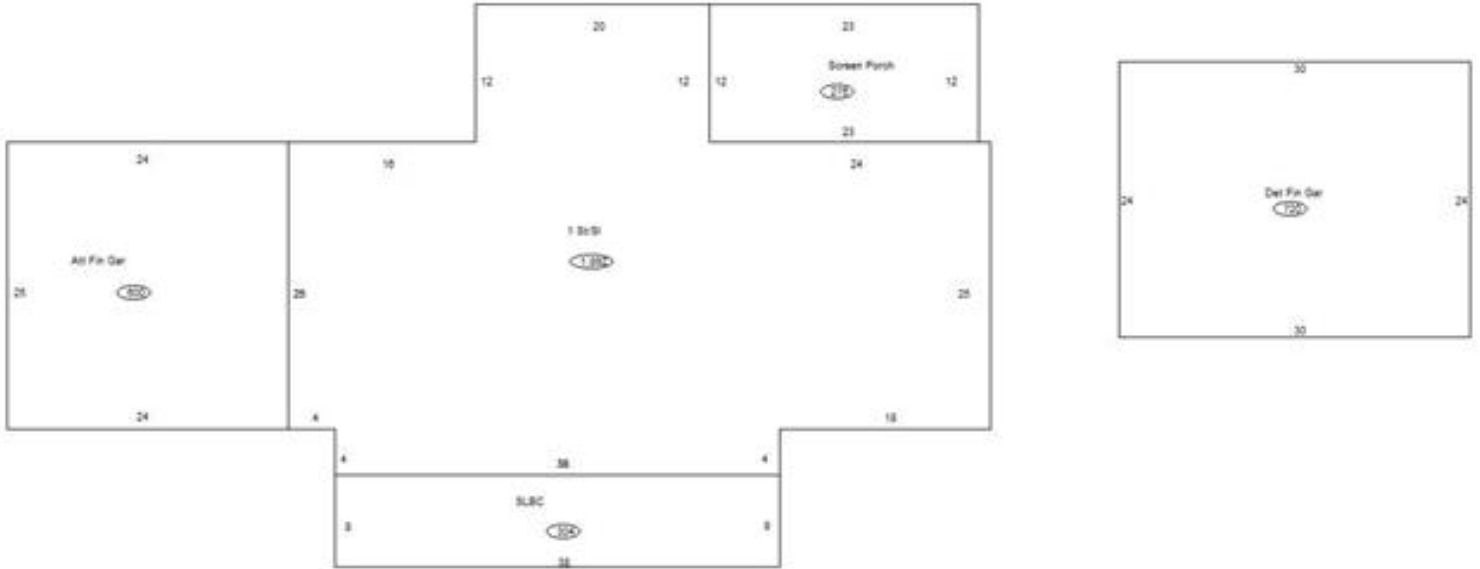
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Sketch Image

660001827



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,892	1.000	1,892
2	G	5		10	Att Fin Gar	600	1.000	600
3	M	PRCH		10	SLBC	304	1.000	304
4	M	EPKS		10	Screen Porch	276	1.000	276
5	G	6		10	Det Fin Gar	720	1.000	720
Total Building Area						1,892		1,892



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
PCPT	Carport - Portable		12x30x10	Dirt	Formed Metal	360
Qual	3	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)		RCNLD
Base Cost (4.77 x 360)		1,717		1,717	189	1,528
PCPT	Carport - Portable		20x16x8	Concrete	Formed Metal	320
Qual	3	Cond 3	Year 2021	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (5.28 x 320)		1,690		1,690	254	1,436
UTIL	Utility Building		36x45x14	Concrete	Formed Metal	1,620
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (29.59 x 1,620)		47,936		47,936	11,984	35,952
SHDS	Shed - Small		10x20x6	Plank	Composition Shingle	200
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (23.63 x 200)		4,726		4,726	2,788	1,938
PLHR	Pool House - Residential		8x12x8	Concrete	Composition Shingle	96
Qual	2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (90.10 x 96)		8,650		8,650	3,201	5,449