




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:12:38
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001828 Parcel ID 000000-00-0-00963-001-0016 Cadastral ID 03-19-16-02020 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 345554 VANG, JERRY & CHER HANG 13105 E YEAGERS RD INOLA OK 74036-0000 Parcel Location Situs 13105 E YEAGERS RD Subdivision YEAGERS SUNNY SLOPE III Lot/Block 0016 / 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_0009. 9/28/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.15918034 -95.59757456 LOT 16 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	3.7818	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	164,736.00 x .29 = 48,193	
Factor Value		
Adjustments	2.2395	
Lot Value	107,928	

\\tsclient\C\Users\Randy Necessary\Pictures\101_0928\IMG_0009. 9/28/2021

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,890 / 1,890
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,890
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1975 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	244,623	129.43	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	103,630		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.94	Total Misc Impr	+	33,888			
Roofing Adj	+ 5.45	Garage Cost	+	23,428			
Subfloor Adj	+ -3.47	Total RCN	=	321,519			
Heat/Cool Adj	+ 14.47	Depreciation (20%)	-	64,304			
Plumbing Adj	+ 9.40	Lump Sums	+	30,883			
Basement Adj	+ 0.00	RCNLD	=	288,098			
Adj Base Cost	= 139.79	Lot Value	+	107,928			
Total Area	x 1,890	Indicated Value	=	396,026			
Adjusted Cost	= 264,203	Value Per SqFt		209.54			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	288,098		
Lot Value	107,928		
Indicated Value	396,026	209.54	Per SqFt
Agland Value			
Site Improvements	19,086		
Total Value	415,112	219.64	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	4747		298	298	28.48		8,487
EPSW	Enclosed Porch - Solid Wall	186760	18x14		252	75.28		18,971
GRDT	Garage - Detached	186764	34x28		952	32.44		30,883



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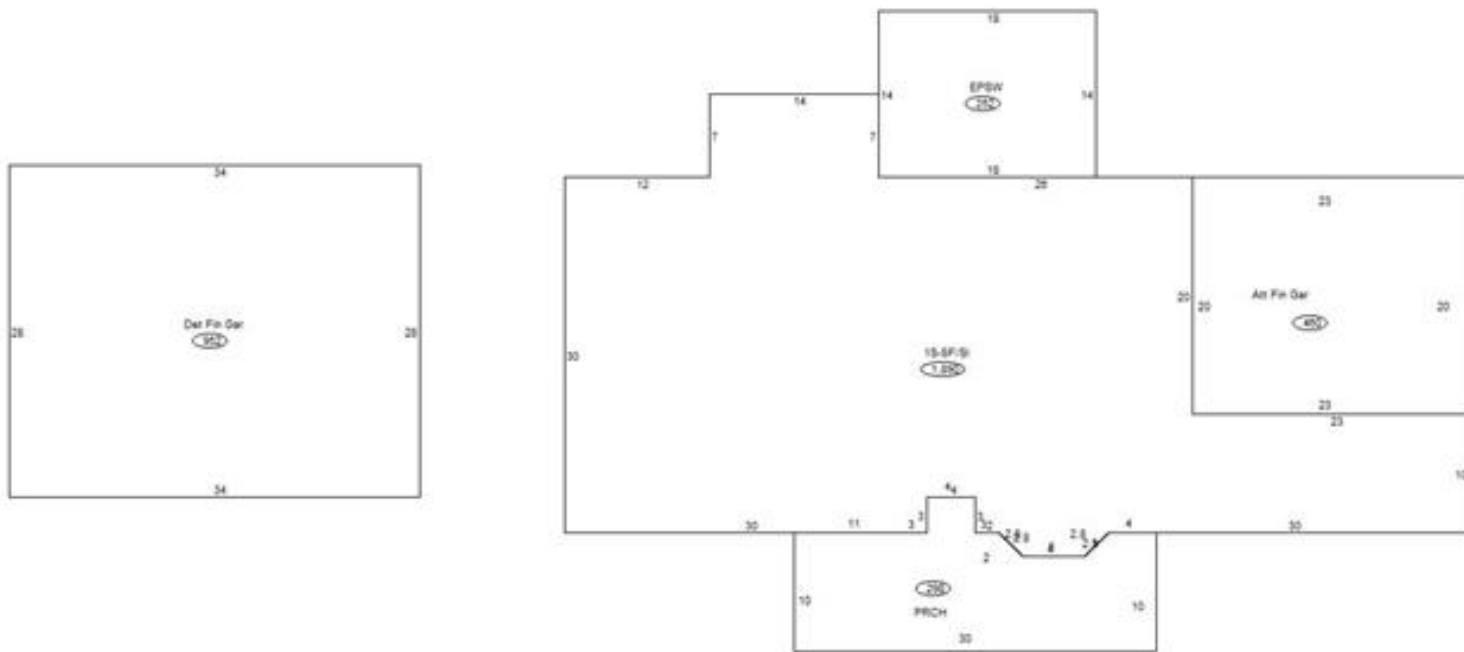
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		10	Att Fin Gar	460	1.000	460
2	M	PRCH		10	PRCH	298	1.000	298
3	R	1	Slab	10	1S-SF/SI	1,890	1.000	1,890
4	M	EPSW		10	EPSW	252	1.000	252
5	G	6		10	Det Fin Gar	952	1.000	952
Total Building Area						1,890		1,890



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	24x24x8	Concrete	Formed Metal	576	
Qual	3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (31.86 x 576)	18,351	18,351	1,285	17,066

PCPT	Carport - Portable	18x25x8	Concrete	Formed Metal	450
Qual	3	Cond 3	Year 2021	Eff Age 4	

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (5.28 x 450)	2,376	2,376	356	2,020