




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:48:44
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Assessment Data					Primary Image																																																																																																																				
Account 660001829 Parcel ID 000000-00-0-00963-001-0017 Cadastral ID 03-19-16-02030 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 342577 LINTON, PHILLIP & ELISHA 31155 S YEAGERS ST INOLA OK 74036-0000 Parcel Location Situs 31155 S YEAGERS ST Subdivision YEAGERS SUNNY SLOPE III Lot/Block 0017 / 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_0005. 9/28/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.15986902 -95.59758238																																																																																																																									
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Lot Data		Square-Foot - NBHD 1057 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	3.8493		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	167,674.00 x .29 = 48,781		
Factor Value			
Adjustments	1.1890		
Lot Value	58,001		



\\tsclient\C\Users\Randy Necessary\Pictures\101_0928\IMG_0005. 9/28/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,276 / 2,276
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,276
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	1,470 Attached Garage - Finished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	372,775	163.79	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	109.98	Total Misc Impr	+ 21,403				
Roofing Adj	+ 5.23	Garage Cost	+ 68,561				
Subfloor Adj	+ -3.40	Total RCN	= 399,728				
Heat/Cool Adj	+ 14.47	Depreciation (25%)	- 99,932				
Plumbing Adj	+ 9.82	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 299,796				
Adj Base Cost	= 136.10	Lot Value	+ 58,001				
Total Area	x 2,276	Indicated Value	= 357,797				
Adjusted Cost	= 309,764	Value Per SqFt	157.20				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	299,796		
Lot Value	58,001		
Indicated Value	357,797	157.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	357,797	157.20	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	4752	22x10		220	28.73		6,321
PRCH	SLAB PORCH - COVERED	4753	304		304	28.46		8,652



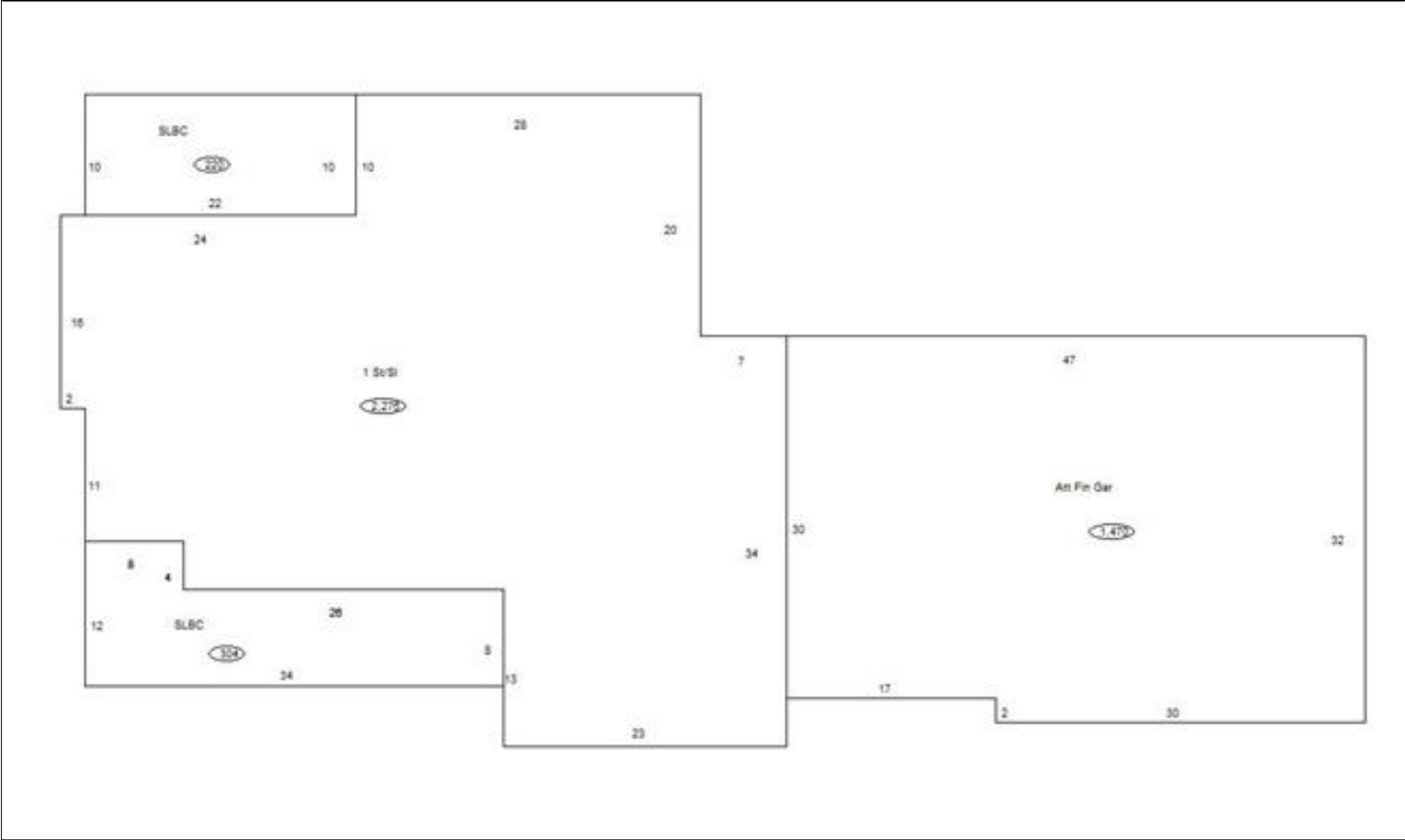
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Sketch Image

660001829



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,276	1.000	2,276
2	G	5		10	Att Fin Gar	1,470	1.000	1,470
3	M	PRCH		10	SLBC	220	1.000	220
4	M	PRCH		10	SLBC	304	1.000	304
Total Building Area						2,276		2,276