




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:18:59  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001834 <b>Parcel ID</b> 000000-00-0-00963-001-0004 <b>Cadastral ID</b> 03-19-16-01900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 168954 PURVIANCE, RALPH PRESTON &  LYNN & JAMES P PURVIANCE 31155 S 4160 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 31155 S 4160 RD <b>Subdivision</b> YEAGERS SUNNY SLOPE III <b>Lot/Block</b> 0004 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 3 / 19 / 16 / 5 <b>Neighborhood</b> 1057 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0927\IMG_0065. 9/27/2021</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.15988743 -95.59981649 LOT 4 BLOCK 1 YEAGERS SUNNY SLOPE 3																																																																																																																									
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Lot Data	Square-Foot - NBHD 1057 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 3.8471 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 167,579.00 x .29 = 48,762 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 48,762		

\\tsclient\C\Users\Randy Necessary\Pictures\101\_0927\IMG\_0065. 9/27/2021

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,080 / 1,080
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,080
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	624 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1972 / 32

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	165,552	153.29	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	121.53	<b>Total Misc Impr</b>	+	9,354	
<b>Roofing Adj</b>	+ 5.31	<b>Garage Cost</b>	+	23,768	
<b>Subfloor Adj</b>	+ -2.55	<b>Total RCN</b>	=	191,169	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 40%)</b>	-	76,468	
<b>Plumbing Adj</b>	+ 9.41	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	114,701	
<b>Adj Base Cost</b>	= 146.34	<b>Lot Value</b>	+	48,762	
<b>Total Area</b>	x 1,080	<b>Indicated Value</b>	=	163,463	
<b>Adjusted Cost</b>	= 158,047	<b>Value Per SqFt</b>		151.35	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	114,701		
<b>Lot Value</b>	48,762		
<b>Indicated Value</b>	163,463	151.35	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	10,842		
<b>Total Value</b>	174,305	161.39	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
PRCH	SLAB PORCH - COVERED	4768	4x3		12	26.89		323
PATO	SLAB PORCH - OPEN	4769	5x4		20	11.48		230
PRCH	SLAB PORCH - COVERED	4770	12x10		120	26.55		3,186



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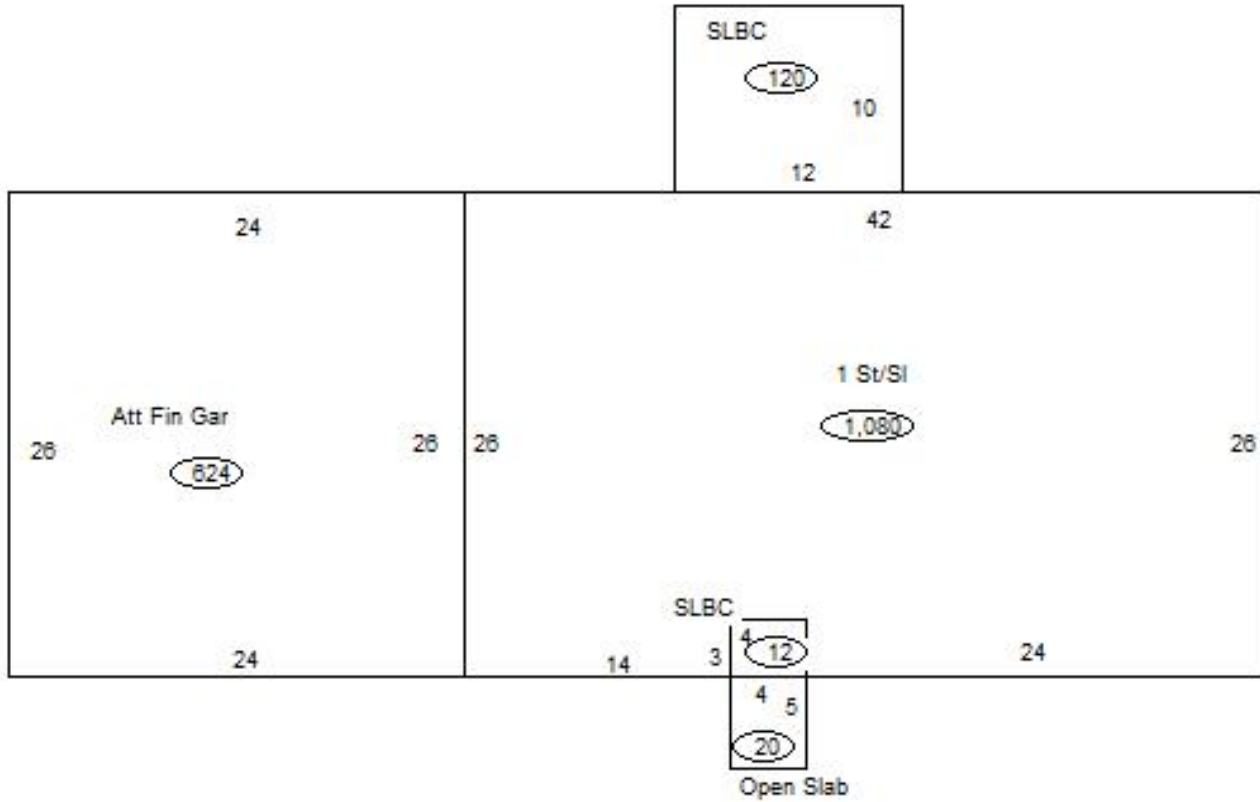
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,080	1.000	1,080
2	G	5		13	Att Fin Gar	624	1.000	624
3	M	PRCH		13	SLBC	12	1.000	12
4	M	PATO		13	Open Slab	20	1.000	20
5	M	PRCH		13	SLBC	120	1.000	120
<b>Total Building Area</b>						1,080		1,080



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x44x10	Dirt	Galvanized Metal	1,320
	Qual 3	Cond 3	Year 1980	Eff Age 35		

Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (21.06 x 1,320)	27,799		27,799	16,957	10,842