



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 660001835 Parcel ID 19N17E-03-1-00000-000-0000 Cadastral ID 03-19-17-00100 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 269288 POWERS, DAVID MCKINLEY & SUZANNE RENEE 19952 E 590 RD INOLA OK 74036-0000 Parcel Location Situs 19952 E 590 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 3 / 19 / 17 / 1 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0526\IMG_0059. 5/28/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.16183066 -95.47628595 TR IN E2 LOT 1 DESC AS; COMM AT NE/C SEC 3, TH S 0-21-42 E 50' TO POB, TH S 89-52-52 W 286.58', S 0-21-42 E 380', N 89-52-52 E 286 58', N 0-21-42 W 380' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 1917 #1	Primary Image
Lot Size Lot Count Units Buildable 2.5 Non-Ag Acres 2.7448 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Square-Foot Base Lot Value 119,564.00 x .51 = 61,495 Factor Value Adjustments Lot Value 61,495		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,672 / 1,672
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,672
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	1968 / 44



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	247,036	147.75	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	112.25	Total Misc Impr	+	6,730	
Roofing Adj	+ 6.28	Garage Cost	+	29,660	
Subfloor Adj	+ -4.86	Total RCN	=	268,564	
Heat/Cool Adj	+ 16.31	Depreciation (49%)	-	131,596	
Plumbing Adj	+ 8.88	Lump Sums	+	3,495	
Basement Adj	+ 0.00	RCNLD	=	140,463	
Adj Base Cost	= 138.86	Lot Value	+	61,495	
Total Area	x 1,672	Indicated Value	=	201,958	
Adjusted Cost	= 232,174	Value Per SqFt		120.79	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,463		
Lot Value	61,495		
Indicated Value	201,958	120.79	Per SqFt
Agland Value			
Site Improvements	23,672		
Total Value	225,630	134.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4773	14x14		196	32.28		6,327
PATO	SLAB PORCH - OPEN	4774	7x4		28	14.39		403
WODO	WOOD DECK - OPEN	4775	16x7		112	33.20	6%	3,495



Rogers

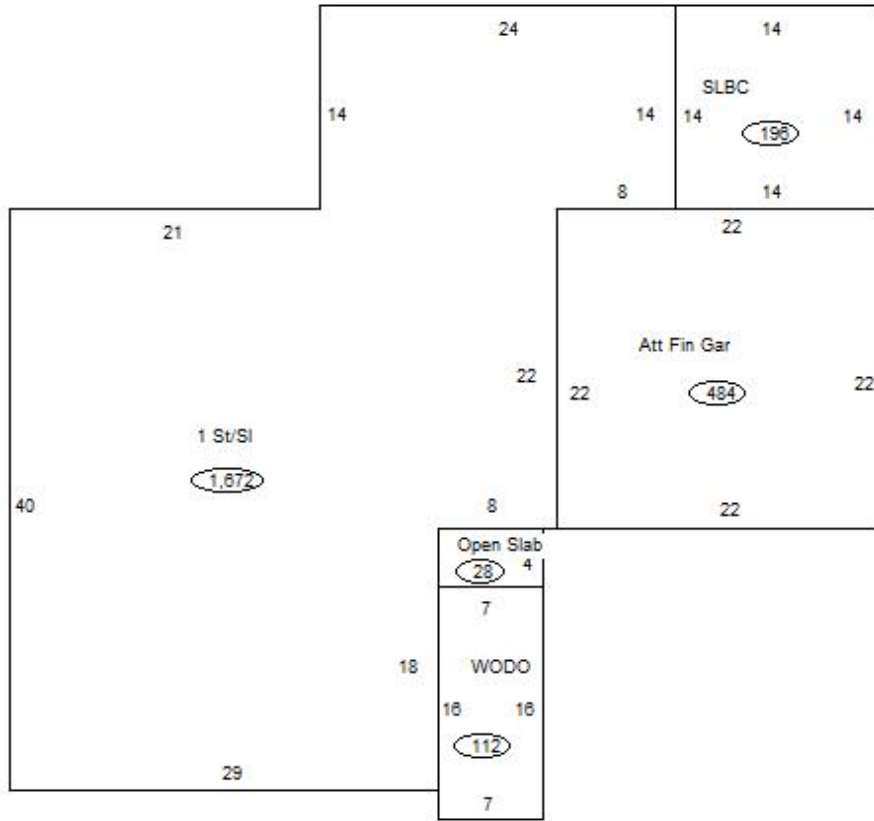
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Sketch Image

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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	1,672	1.000	1,672
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	196	1.000	196
4	M	PATO		13	Open Slab	28	1.000	28
5	M	WODO		13	WODO	112	1.000	112
Total Building Area						1,672		1,672



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		24x30x10	Concrete	Formed Metal	720
Qual	2	Cond 3	Year 2017	Eff Age 7		

Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
Base Cost (29.31 x 720)	21,103		21,103	2,743	18,360

BNGP	Barn - General Purpose		18x18x8	Dirt	Formed Metal	324
Qual	3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (21.86 x 324)	7,083		7,083	1,771	5,312