




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:26:20
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Assessment Data					Primary Image																																																																																																																				
Account 660001860 Parcel ID 19N17E-03-2-00000-000-0000 Cadastral ID 03-19-17-02700 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 338514 WESTOVER, COREY & HEATHER 31800 S MESA DR INOLA OK 74036-0000 Parcel Location Situs 31800 S MESA DR Subdivision Lot/Block / Parcel Size 1.2 - Acres Sec/Twn/Rng 3 / 19 / 17 / 2 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0525\IMG_0065. 5/27/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.15852511 -95.48644675																																																																																																																									
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Lot Data	Square-Foot - NBHD 1917 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1403 Topography Street Access Utilities Amenities LAND QUALITY 1 FLOOD ZONE Method Square-Foot Base Lot Value 49,672.00 x .80 = 39,776 Factor Value 9,944 Adjustments 1.2765 Lot Value 63,466		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0525\IMG_0065. 5/27/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,623 / 1,847
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,623
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	2006 / 15



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	263,007	142.40	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	99.52	Total Misc Impr	+	13,923			
Roofing Adj	+ 4.31	Garage Cost	+	19,330			
Subfloor Adj	+ -2.03	Total RCN	=	264,146			
Heat/Cool Adj	+ 12.64	Depreciation (16%)	-	42,263			
Plumbing Adj	+ 10.57	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	221,883			
Adj Base Cost	= 125.01	Lot Value	+	63,466			
Total Area	x 1,847	Indicated Value	=	285,349			
Adjusted Cost	= 230,893	Value Per SqFt		154.49			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	221,883		
Lot Value	63,466		
Indicated Value	285,349	154.49	Per SqFt
Agland Value			
Site Improvements	27,660		
Total Value	313,009	169.47	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	4843	13x5		65	26.73		1,737
PRCH	SLAB PORCH - COVERED	4844	18x8		144	26.48		3,813
PATO	SLAB PORCH - OPEN	4845	26x12		312	8.84		2,758



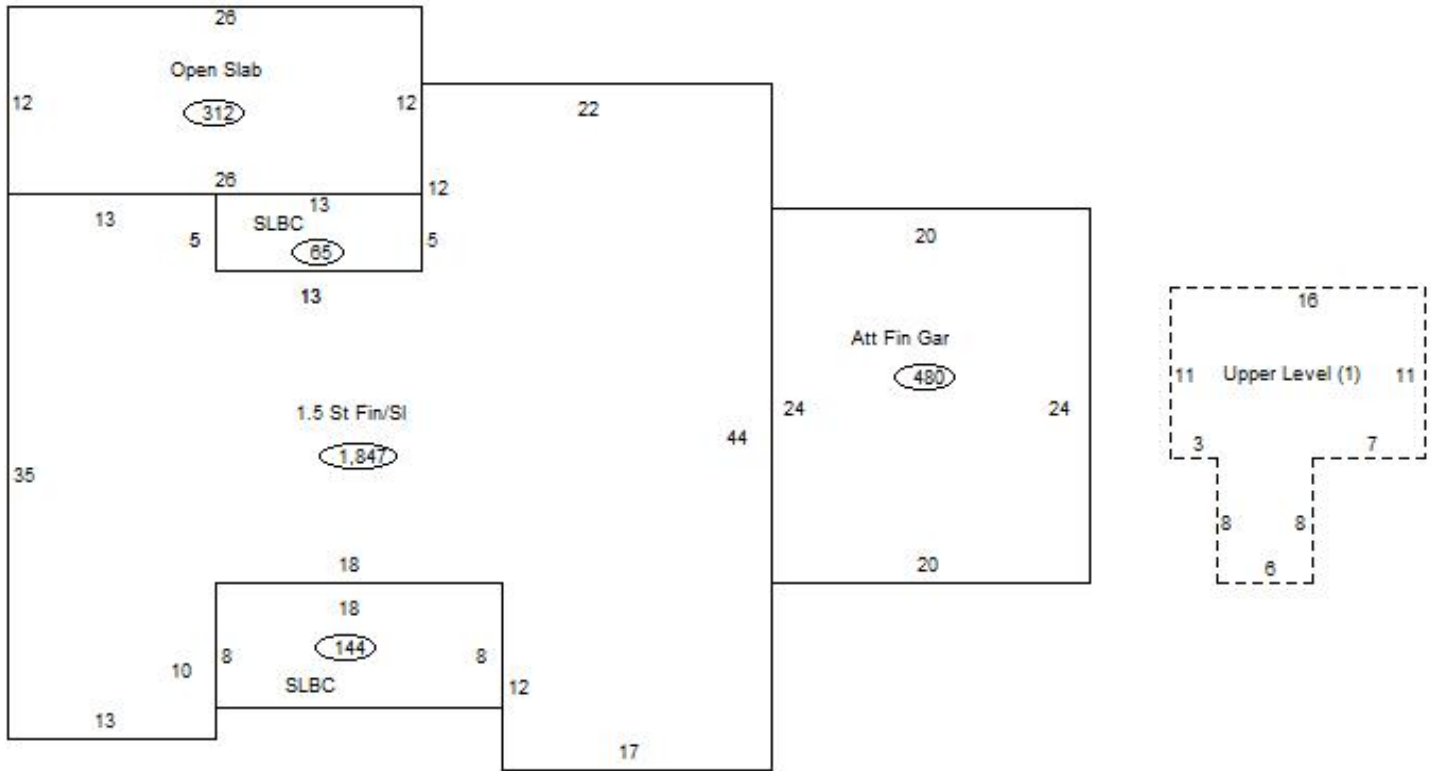
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,623	1.138	1,847
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	65	1.000	65
4	M	PRCH		13	SLBC	144	1.000	144
5	M	PATO		13	Open Slab	312	1.000	312
6	U	^UL		13	Upper Level (1)	224	1.000	224
Total Building Area						1,623		1,847



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x30x0	Concrete	Formed Metal	900
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (32.93 x 900)	29,637		29,637	4,446	25,191

SHDS	Shed - Small		12x16x8	Plank	Composition Shingle	192
Qual 3	Cond 3	Year 2010	Eff Age 12			

Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (23.81 x 192)	4,572		4,572	2,103	2,469