




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 660001863 Parcel ID 19N17E-03-2-00000-000-0000 Cadastral ID 03-19-17-03300 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 341666 WILSON, CHRISTOPHER BRAD 31435 S 4223 RD INOLA OK 74036-0000 Parcel Location Situs 31435 S 4223 RD Subdivision Lot/Block / Parcel Size 2.5 - 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_0035. 5/26/2021</p>														
Legal Description Lat/Long: 36.15651348 -95.48760052																			
NE SW SE NW					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	DAVIS, KELLY N	05/18/2023	301,000	YES										
					1768/365	GRAFF, MICHAEL E	04/24/2006	132,500	YES										
					818/679			92,000	No										
					818/680			750,000	No										
					864/71			0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax										
Remove Cap	2024		Land Value	106,860	96,598	11%	10,626	Assessed	33,722	2,699.78									
Year Frozen	0		Improvements	242,408	209,965		23,096	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00									
TIF Project ID	0		Total Value	349,268	306,563		33,722	Total Taxable	33,722	2,700.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001863	WILSON, CHRISTOPHER BRAD			2	291,965	0	32,116	2,571.00										
2024	2024-660001863	WILSON, CHRISTOPHER BRAD			2	301,333	0	33,147	2,665.00										
2023	2023-660001863	WILSON, CHRISTOPHER BRAD			2	216,047	0	22,342	1,799.00										
2022	2022-660001863	DAVIS, KELLY N			2	193,440	0	21,278	1,726.00										
2021	2021-660001863	DAVIS, KELLY N			2	205,611	0	22,617	1,812.00										
2020	2020-660001863	DAVIS, KELLY N			2	198,411	0	21,559	1,742.00										
2019	2019-660001863	DAVIS, KELLY N &			2	186,653	0	20,532	1,696.00										
2018	2018-660001863	DAVIS, KELLY N &			2	189,988	0	20,899	1,745.00										
2017	2017-660001863	DAVIS, KELLY N &			2	187,995	0	20,680	1,740.00										
2016	2016-660001863	DAVIS, KELLY N &			2	183,263	0	20,159	1,715.00										
2015	2015-660001863	DAVIS, KELLY N &			2	181,535	0	19,934	1,730.00										
2014	2014-660001863	DAVIS, KELLY N &			2	183,180	0	18,985	1,705.00										
2013	2013-660001863	DAVIS, KELLY N &			2	175,178	0	18,081	1,523.00										



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Lot Data	Square-Foot - NBHD 1917 #1	Primary Image
Lot Size Lot Count Units Buildable 2.5 Non-Ag Acres 2.5119 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Square-Foot Base Lot Value 109,417.00 x .55 = 59,973 Factor Value Adjustments 1.7818 Lot Value 106,860		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0525\IMG_0035. 5/26/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Wood
Base/Total Area	2,372 / 2,372
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	568 Attached Garage - Finished
Remodel	
Year/Eff Age	1975 / 38

Cost Approach		Manual : 01/2025	
Base Cost	104.07	Total Misc Impr	+ 28,555
Roofing Adj	+ 4.40	Garage Cost	+ 22,050
Subfloor Adj	+ 0.00	Total RCN	= 353,391
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 159,026
Plumbing Adj	+ 6.54	Lump Sums	+ 34,322
Basement Adj	+ 0.00	RCNLD	= 228,687
Adj Base Cost	= 127.65	Lot Value	+ 106,860
Total Area	x 2,372	Indicated Value	= 335,547
Adjusted Cost	= 302,786	Value Per SqFt	141.46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	261,203	110.12	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	228,687		
Lot Value	106,860		
Indicated Value	335,547	141.46	Per SqFt
Agland Value			
Site Improvements	13,721		
Total Value	349,268	147.25	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	4854	28x4		112	26.58		2,977
PRCH	SLAB PORCH - COVERED	4855	31x5		155	26.44		4,098
PRCH	SLAB PORCH - COVERED	4856	26x20		520	25.33		13,172
PATO	SLAB PORCH - OPEN	4857	19x16		304	8.86		2,693
GRDT	Garage - Detached	192327	45x28		1,260	27.24		34,322



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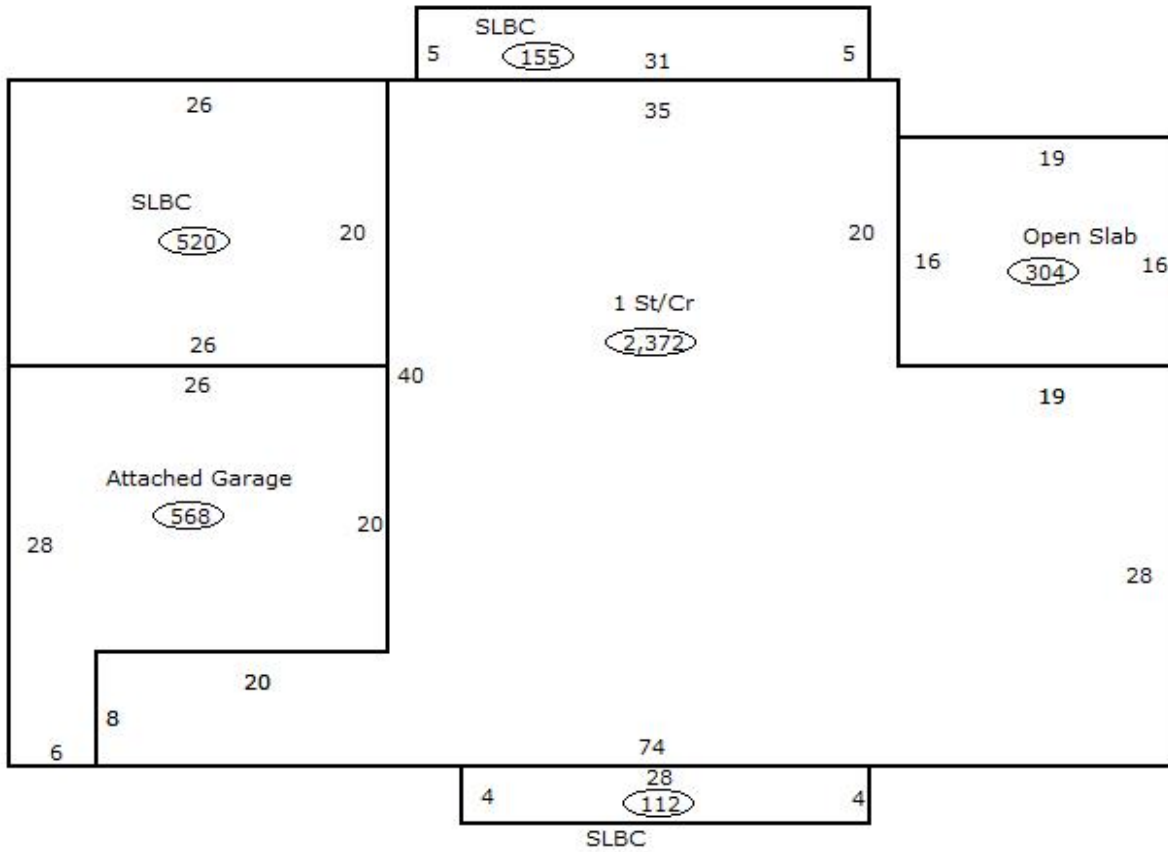
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,372	1.000	2,372
2	G	5		13	Att Fin Gar	568	1.000	568
3	M	PRCH		13	SLBC	112	1.000	112
4	M	PRCH		13	SLBC	155	1.000	155
5	M	PRCH		13	SLBC	520	1.000	520
6	M	PATO		13	Open Slab	304	1.000	304
7	G	6		13	Det Fin Gar	1,260	1.000	1,260
Total Building Area						2,372		2,372



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	28x45x10	Dirt	Formed Metal	1,260
	Qual 3	Cond 3	Year 1998	Eff Age 21		

Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (21.78 x 1,260)	27,443	27,443	13,722	13,721