



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	660001867				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0526\IMG_0106. 6/1/2021</p>				
Parcel ID	19N17E-03-1-00000-000-0000								
Cadastral ID	03-19-17-03700								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	302078								
POPERA, SUE	LIVING TRUST								
31085 S 4226 RD	INOLA OK 74036-0000								
Parcel Location									
Situs	31085 S 4226 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.387 - Acres						
Sec/Twn/Rng	3 / 19 / 17 / 1								
Neighborhood	1917 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description	Lat/Long: 36.16086201 -95.48203908				Building Permits				
TR COMM AT NW/C OF GOV LOT 2; TH E 590.91'; TH S 497.31'; TO POB TH E 360.94'; TH S 167.30'; TH W 361.26'; TH N 167.33' TO POB ALG WITH ROAD AND UT EASEMENT					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2080/199	WITHAM, STANLEY &	01/08/2010	60,000	YES
					1948/647	SEC OF HUD	04/15/2008	0	1
					1860/344	RITCH, TIM M & DEBORAH L	03/19/2007	0	10
					1295/729	MURPHY PROPERTIES INC	04/06/2001	10,750	15
					1202/56	TISDALE, LARRY D & DONNA G	11/17/1999	29,000	No
					1114/607	LUCAS, JAMES E	05/26/1998	162,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax
Remove Cap	2011	Land Value	42,125	29,107	11%	3,202	Assessed	9,928	794.84
Year Frozen	0	Improvements	74,688	61,141		6,726	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00
TIF Project ID	0	Total Value	116,813	90,248		9,928	Total Taxable	8,928	715.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001867	POPERA, SUE	2	99,282	1000	8,638	692.00		
2024	2024-660001867	POPERA, SUSAN L	2	104,954	1000	8,358	672.00		
2023	2023-660001867	POPERA, SUSAN L	2	92,303	1000	8,085	651.00		
2022	2022-660001867	POPERA, SUSAN L	2	84,325	1000	7,820	634.00		
2021	2021-660001867	POPERA, SUSAN L	2	83,793	1000	7,564	606.00		
2020	2020-660001867	POPERA, SUSAN L	2	81,014	1000	7,315	591.00		
2019	2019-660001867	POPERA, SUSAN L	2	74,657	1000	7,073	584.00		
2018	2018-660001867	POPERA, SUSAN L	2	74,667	1000	6,837	571.00		
2017	2017-660001867	POPERA, SUSAN L	2	74,098	1000	6,609	556.00		
2016	2016-660001867	POPERA, SUSAN L	2	72,309	1000	6,388	543.00		
2015	2015-660001867	POPERA, SUSAN L	2	70,630	1000	6,172	536.00		
2014	2014-660001867	POPERA, SUSAN L	2	73,128	1000	5,964	536.00		
2013	2013-660001867	POPERA, SUSAN L	2	69,638	1000	5,761	485.00		



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Lot Data		Square-Foot - NBHD 1917 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1.39							
Non-Ag Acres	1.2601							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
	FLOOD ZONE							
Method	Square-Foot							
Base Lot Value	54,892.00 x .77 = 42,125							
Factor Value								
Adjustments								
Lot Value	42,125							
Residential Data								
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adjusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	1 Res			
Area on Slab				Adjustment Model	A2 AO Test			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	42,125			
Cost Approach				Indicated Value	42,125	0.00	Per SqFt	
Manual : 01/2025				Agland Value				
Base Cost	0.00	Total Misc Impr	+ 0	Site Improvements	3,631			
Roofing Adj	+ 0.00	Garage Cost	+ 0	Total Value	45,756	0.00	Total Value Per SqFt	
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 42,125					
Total Area	x	Indicated Value	= 42,125					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	14x18x8	Plank	Formed Metal	252
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (22.87 x 252)	5,763		5,763	2,132	3,631



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	6 Mobile Home 52 x 28
Condition	3 - Average
Quality	4 - Good
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,456 / 1,456
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 20

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	191,321	131.40	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	71,057		
Lot Value			
Indicated Value	71,057	48.80	Per SqFt
Agland Value			
Site Improvements			
Total Value	71,057	48.80	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	68.16	Total Misc Impr	+	0			
Roofing Adj	+ 3.69	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	130,661			
Heat/Cool Adj	+ 4.14	Depreciation (53%)	-	69,250			
Plumbing Adj	+ 13.75	Lump Sums	+	9,646			
Basement Adj	+ 0.00	RCNLD	=	71,057			
Adj Base Cost	= 89.74	Lot Value	+				
Total Area	x 1,456	Indicated Value	=	71,057			
Adjusted Cost	= 130,661	Value Per SqFt		48.80			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	150029	20x10		200	27.63		5,526
WODO	Wood Deck - Open	150030	16x8		128	32.19		4,120



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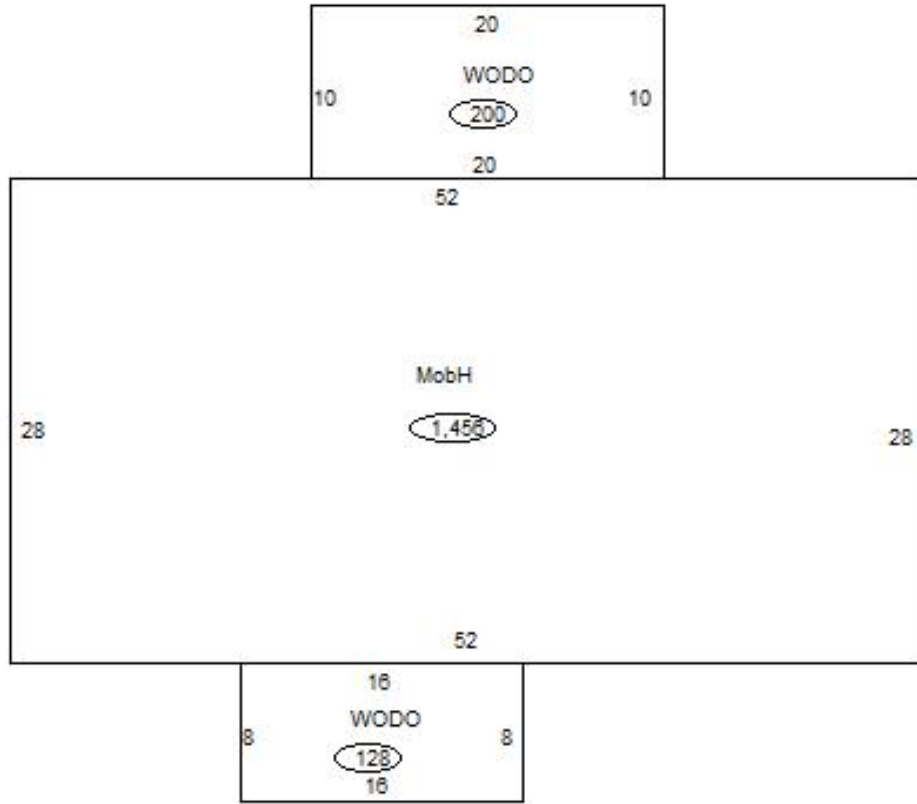
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	MobH	1,456	1.000	1,456
2	M	WODO		13	WODO	200	1.000	200
3	M	WODO		13	WODO	128	1.000	128
Total Building Area						1,456		1,456