



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 660001869 Parcel ID 19N17E-03-1-00000-000-0000 Cadastral ID 03-19-17-03900 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 294411 SPRING, GORDON R & NANCY W PO BOX 1121 INOLA OK 74036-0000																																																																																																																									
Parcel Location Situs 19603 E 595 RD Subdivision Lot/Block / Parcel Size 25.41 - Acres Sec/Twn/Rng 3 / 19 / 17 / 1 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.15821860 -95.48354250 E2 SW SW NE & W2 LOT 7 & NW SW NE					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>R7</td> <td>R7 SPLIT</td> <td>10/2005</td> <td>01/2006</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R7	R7 SPLIT	10/2005	01/2006																																																																																																							
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,223 / 2,223
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,223
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	936 Detached Garage - Finished
Remodel	
Year/Eff Age	1975 / 38

\\tsclient\C\Users\Randy Necessary\Pictures\101_0526\IMG_0007. 5/27/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	110.45	Total Misc Impr	+	22,726			
Roofing Adj	+ 4.58	Garage Cost	+	41,746			
Subfloor Adj	+ -2.19	Total RCN	=	353,573			
Heat/Cool Adj	+ 12.64	Depreciation (45%)	-	159,108			
Plumbing Adj	+ 4.57	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	194,465			
Adj Base Cost	= 130.05	Lot Value	+				
Total Area	x 2,223	Indicated Value	=	194,465			
Adjusted Cost	= 289,101	Value Per SqFt		87.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	194,465		
Lot Value			
Indicated Value	194,465	87.48	Per SqFt
Agland Value	3,537		
Site Improvements	61,047		
Total Value	259,049	116.53	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	4878	20x5		100	26.62		2,662
PATO	SLAB PORCH - OPEN	4879	228		228	10.08		2,298
PRCH	SLAB PORCH - COVERED	4880	169		169	26.40		4,462
EPSW	ENCLOSED PORCH - SOLID WALL	4881	11x10		110	69.90		7,689



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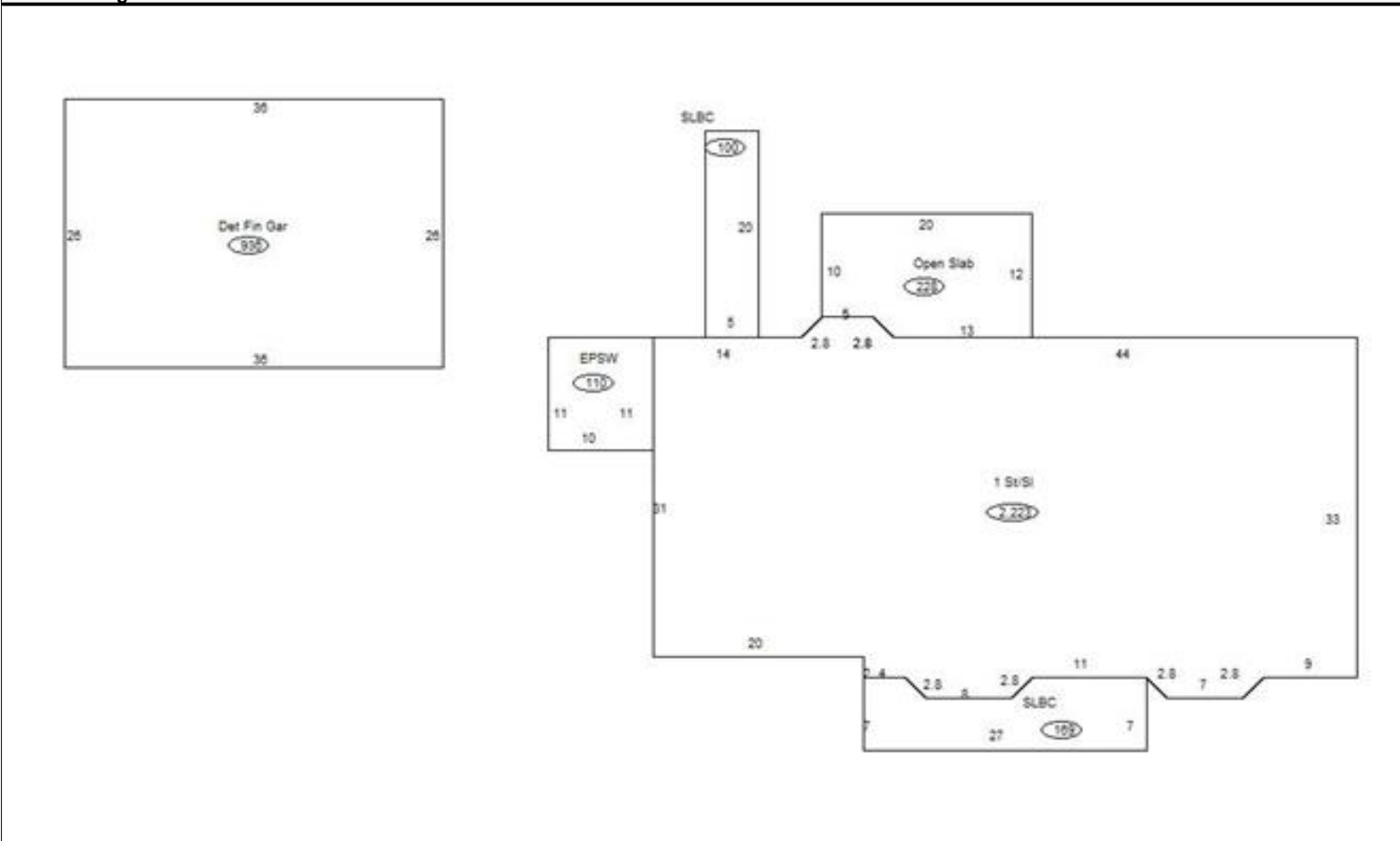
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Sketch Image

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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	2,223	1.000	2,223
2	M	PRCH		13	SLBC	100	1.000	100
3	M	PATO		13	Open Slab	228	1.000	228
4	M	PRCH		13	SLBC	169	1.000	169
5	M	EPSW		13	EPSW	110	1.000	110
6	G	6		13	Det Fin Gar	936	1.000	936
Total Building Area						2,223		2,223



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	12x30x8	Concrete	Composition Shingle	360
	Qual 3	Cond 3	Year 2020	Eff Age 5		

Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
Base Cost (30.71 x 360)	11,056		11,056	995	10,061



SPLG	Swimming Pool - In Ground	13x28x0	Concrete		364
Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
Base Cost (53.88 x 364)	19,612		19,612	10,590	9,022

BNGP	Barn - General Purpose	40x50x10	Dirt	Formed Metal	2,000
Qual 3	Cond 3	Year 2009	Eff Age 13		

Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (19.63 x 2,000)	39,260		39,260	10,993	28,267

BNGP	Barn - General Purpose1	30x40x12	Dirt	Formed Metal	1,200
Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (22.38 x 1,200)	26,856		26,856	13,159	13,697



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	2.000	143	143	286	286
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	20.410	143	143	2,915	2,915
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30		0	2.000	84	84	168	168
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	1.000	168	168	168	168
IMP PST Totals						25.410			3,537	3,537
Total Agland						25.410			3,537	3,537