




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660001871 Parcel ID 19N17E-03-2-00000-000-0000 Cadastral ID 03-19-17-04100 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 334154 CATALANO, JENNIFER TRUSTEE CATALANO VICTORIA TRUST 31905 S MESA DR INOLA OK 74036-0000 Parcel Location Situs 31905 S MESA DR Subdivision Lot/Block / Parcel Size 1.25 - 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_0087. 5/27/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.15651463 -95.48565141 W2 NE SE SE NW																																																																																																																									
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Lot Data	Square-Foot - NBHD 1917 #1	Primary Image
Lot Size Lot Count Units Buildable 1.25 Non-Ag Acres 1.2565 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Square-Foot Base Lot Value 54,734.00 x .77 = 42,054 Factor Value Adjustments Lot Value 42,054		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0525\IMG_0087. 5/27/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,533 / 1,533
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,533
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1983 / 26



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	142,959	93.25	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	102.04	Total Misc Impr	+ 4,529				
Roofing Adj	+ 4.49	Garage Cost	+				
Subfloor Adj	+ -1.15	Total RCN	= 189,240				
Heat/Cool Adj	+ 11.47	Depreciation (35%)	- 66,234				
Plumbing Adj	+ 3.64	Lump Sums	+ 7,811				
Basement Adj	+ 0.00	RCNLD	= 130,817				
Adj Base Cost	= 120.49	Lot Value	+ 42,054				
Total Area	x 1,533	Indicated Value	= 172,871				
Adjusted Cost	= 184,711	Value Per SqFt	112.77				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,817		
Lot Value	42,054		
Indicated Value	172,871	112.77	Per SqFt
Agland Value			
Site Improvements	19,289		
Total Value	192,160	125.35	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2017	1	0.00	
PRCH	Slab Porch - Covered	150042	32x6		192	23.59	4,529
WODC	Wood Deck - Covered	150043	23x10		230	33.96	7,811



Rogers

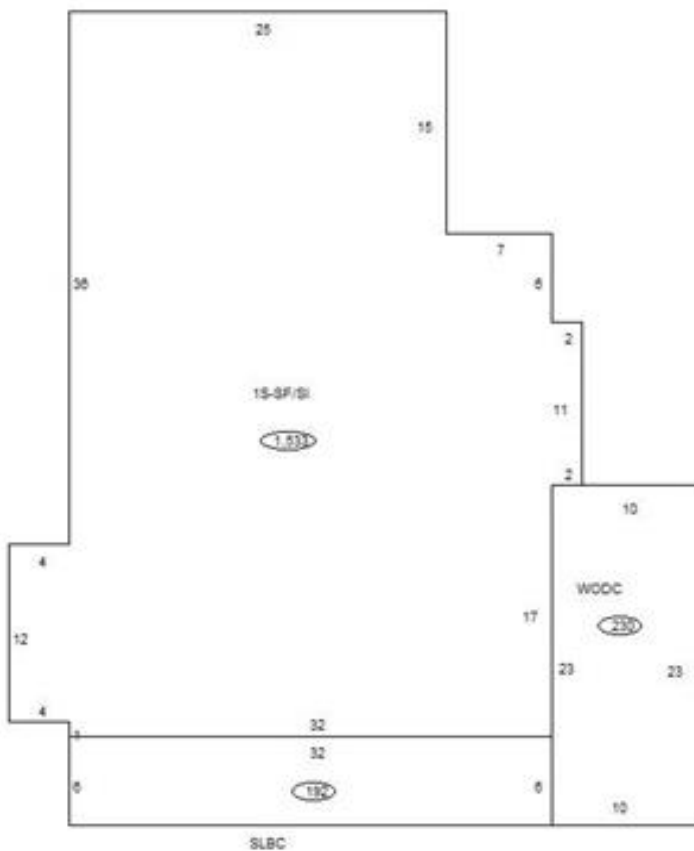
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,533	1.000	1,533
2	M	PRCH		10	SLBC	192	1.000	192
3	M	WODC		10	WODC	230	1.000	230
Total Building Area						1,533		1,533



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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	3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (31.86 x 720)	22,939		22,939	5,735	17,204

EPSW	Enclosed Porch - Solid Wall	0x0x0	Concrete	Formed Metal	57
Qual	3	Cond 3	Year 2010	Eff Age 12	

Valuation Summary		Modifier Total	RCN	Depr (48% Phys/ % Func)	RCNLD
Base Cost (70.34 x 57)	4,009		4,009	1,924	2,085