




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 660001910 Parcel ID 000000-00-0-00270-002-0004 Cadastral ID 03-19-17-04870 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 326304 MANG, NANG KHEN 31717 S EARLENE AVE INOLA OK 74036-0000 Parcel Location Situs 31717 S EARLENE AVE Subdivision DYER 2 Lot/Block 0004 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng 3 / 19 / 17 / 5 Neighborhood 1009 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0524\IMG_0099. 5/26/2021</p>														
Legal Description Lat/Long: 36.15778952 -95.48982237																			
LOTS 3 & 4 BLOCK 2 DYER 2					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										
H	Homestead	No	1,000		/	SCHMIDT, BARBARA	11/16/2018	180,000	YES										
H	Homestead	No	1,000		2452/381	RAMSEY, WILBURN LYNN &	01/30/2015	130,000	YES										
					1656/847	ALLEN, GARY LEE	02/08/2005	130,000	YES										
					891/519	WAHLMEIER, MARK A	08/28/1992	74,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax										
Remove Cap	2019		Land Value	45,663	45,663	11%	Assessed	23,323	1,867.24										
Year Frozen	0		Improvements	166,358	166,358		Penalty	0											
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00										
TIF Project ID	0		Total Value	212,021	212,021		Total Taxable	23,323	1,867.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001910	MANG, NANG KHEN			2	207,072	0	22,778	1,824.00										
2024	2024-660001910	MANG, NANG KHEN			2	247,312	0	24,308	1,955.00										
2023	2023-660001910	MANG, NANG KHEN			2	214,179	0	23,150	1,865.00										
2022	2022-660001910	MANG, NANG KHEN			2	216,260	0	22,048	1,788.00										
2021	2021-660001910	MANG, NANG KHEN			2	190,893	0	20,998	1,683.00										
2020	2020-660001910	MANG, NANG KHEN			2	188,168	0	20,698	1,672.00										
2019	2019-660001910	MANG, NANG KHEN			2	181,474	0	19,962	1,649.00										
2018	2018-660001910	SCHMIDT, BARBARA			2	137,655	1000	14,143	1,181.00										
2017	2017-660001910	SCHMIDT, BARBARA			2	136,669	1000	14,034	1,181.00										
2016	2016-660001910	SCHMIDT, BARBARA			2	133,783	1000	13,717	1,167.00										
2015	2015-660001910	SCHMIDT, BARBARA			2	151,039	1000	15,614	1,355.00										
2014	2014-660001910	RAMSEY, WILBURN LYNN &			2	152,083	1000	15,574	1,398.00										
2013	2013-660001910	RAMSEY, WILBURN LYNN &			2	146,289	1000	15,092	1,271.00										



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Lot Data	Square-Foot - NBHD 1009 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2	
Non-Ag Acres	3.0998	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	135,027.00 x .34 = 45,663	
Factor Value		
Adjustments	1.0000	
Lot Value	45,663	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,455 / 1,455
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,455
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	636 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1983 / 21

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	178,467	122.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	236,960		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,615		
Lot Value	45,663		
Indicated Value	209,278	143.83	Per SqFt
Agland Value			
Site Improvements	2,743		
Total Value	212,021	145.72	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.76	Total Misc Impr	+	10,840			
Roofing Adj	+ 4.56	Garage Cost	+	20,823			
Subfloor Adj	+ -1.18	Total RCN	=	224,130			
Heat/Cool Adj	+ 11.47	Depreciation (27%)	-	60,515			
Plumbing Adj	+ 9.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	163,615			
Adj Base Cost	= 132.28	Lot Value	+	45,663			
Total Area	x 1,455	Indicated Value	=	209,278			
Adjusted Cost	= 192,467	Value Per SqFt		143.83			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	5031		155	155	23.74		3,680
PATO	SLAB PORCH - OPEN	5032		210	210	9.83		2,064



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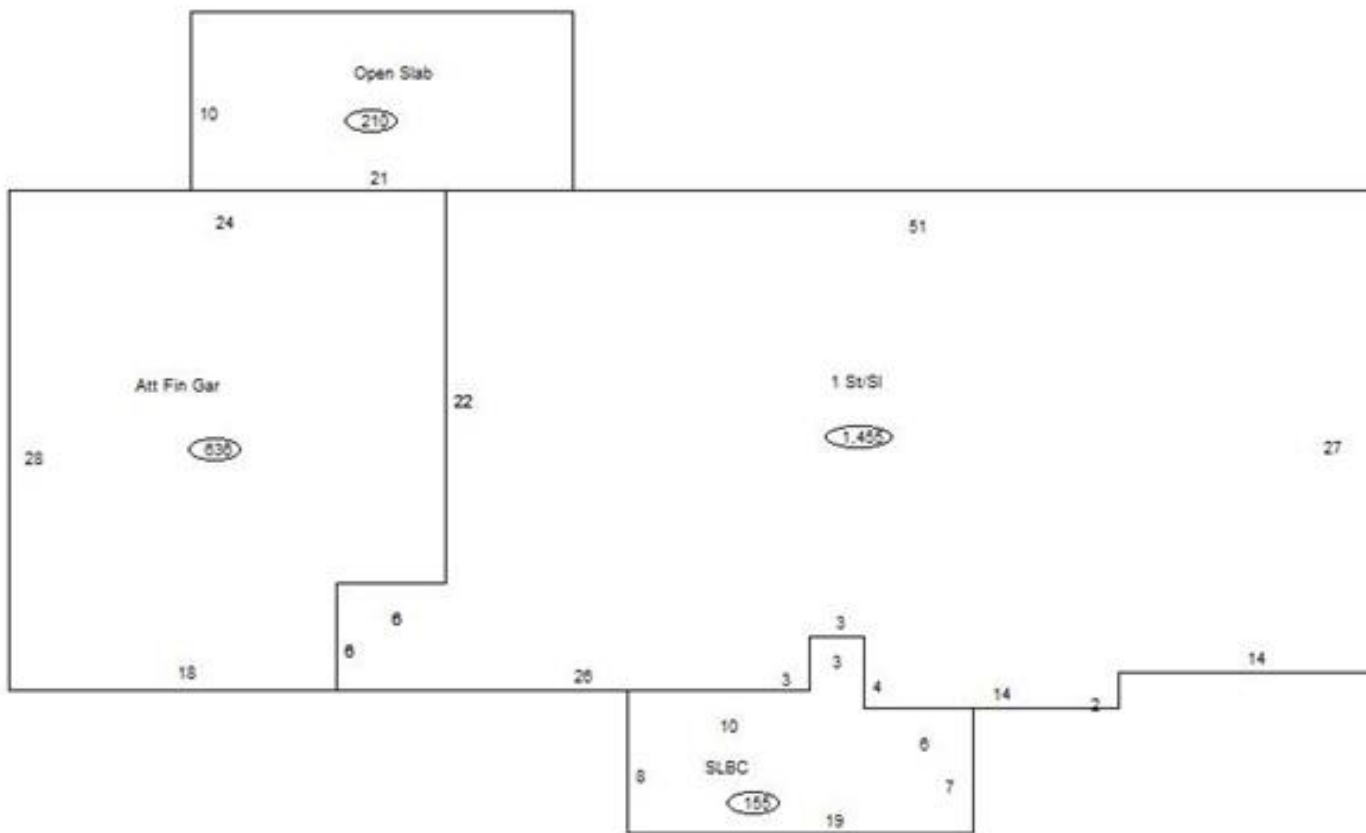
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,455	1.000	1,455
2	G	5		10	Att Fin Gar	636	1.000	636
3	M	PRCH		10	SLBC	155	1.000	155
4	M	PATO		10	Open Slab	210	1.000	210
Total Building Area						1,455		1,455



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (24.52 x 160)	3,923		3,923	2,118

	WODC	Wood Deck - Covered	4x10x0	Plank	Formed Metal	40
	Qual 2	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (44.65 x 40)	1,786		1,786	625