




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660002148 Parcel ID 20N17E-03-1-00000-000-0000 Cadastral ID 03-20-17-00100 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 6 - MAYES/NO FIRE Name ID 224554 NICHOL, FRANK 25174 S 4230 RD INOLA OK 74036-0000 Parcel Location Situs 25174 S 4230 RD Subdivision Lot/Block / Parcel Size 22.53 - Acres Sec/Twn/Rng 3 / 20 / 17 / 1 Neighborhood 2017 - UNPLATTED LAND School District S032 - MAYES SCHOOLS					 <p>660002148 12/08/25</p> <p>660002148_001.JPG 12/8/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.24765332 -95.47840674 LOT 1 LESS S 285' W2 LOT 1 & LESS S 45' OF E2 LOT 1 & LESS N 880' E 500' OF SECTION.																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		 <p>660002148 12/08/25</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,363 / 1,363
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1947 / 79

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	90.25	Total Misc Impr	+ 13,585	Roofing Adj	+ 4.07	Garage Cost	+ 0
Subfloor Adj	+ 2.38	Total RCN	= 168,803	Heat/Cool Adj	+ 10.30	Depreciation (80%)	- 135,042
Plumbing Adj	+ 6.88	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 33,761
Adj Base Cost	= 113.88	Lot Value	+ 0	Total Area	x 1,363	Indicated Value	= 33,761
		Value Per SqFt	24.77	Adjusted Cost	= 155,218		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	33,761		
Lot Value			
Indicated Value	33,761	24.77	Per SqFt
Agland Value	2,433		
Site Improvements	7,736		
Total Value	43,930	32.23	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
EPSW	ENCLOSED PORCH - SOLID WALL	5895	28x9		252	53.91	13,585



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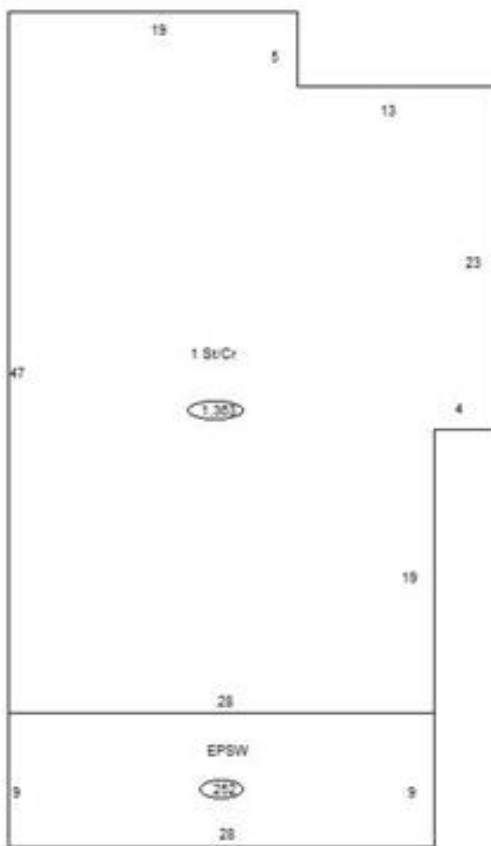
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,363	1.000	1,363
2	M	EPSW		10	EPSW	252	1.000	252
Total Building Area						1,363		1,363



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96
	Qual	2	Cond 3	Year 2010	Eff Age 12	
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (22.60 x 96)	2,170		2,170	998
	BNGP	Barn - General Purpose INCLUDES LNT0	40x20x10	Dirt	Galvanized Metal	800
	Qual	3	Cond 3	Year 1980	Eff Age 35	
		Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
		Base Cost (21.04 x 800)	16,832		16,832	10,268



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			8.376	54	54	452	452
CO	COLLINSVILLE STONY LOAM	TMBR	22			.747	40	40	30	30
TMBR Totals						9.123			482	482
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			.409	192	192	79	79
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			12.998	144	144	1,872	1,872
NTV PST Totals						13.407			1,951	1,951
Total Agland						22.530			2,433	2,433