




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:10:55  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 660002641 <b>Parcel ID</b> 19N16E-04-4-00000-000-0000 <b>Cadastral ID</b> 04-19-16-00700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 337093 STRAND, JAMES MICHAEL & EVE G  31504 S 4160 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 31504 S 4160 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 136.47 - Acres <b>Sec/Twn/Rng</b> 4 / 19 / 16 / 4 <b>Neighborhood</b> 1916 - UNPLATTED <b>School District</b> S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\102_1006\IMG_0021. 10/6/2021</p>														
<b>Legal Description</b> Lat/Long: 36.15335081 -95.60820505																			
TR DESC 2022-001044 AS BEG NE/C SE; S88.3426W 2643.22'; S88 3426W 1794.03'; S07.1251E 724.61'; S24.5651E 714.16'; N88.3126E 4089.93'; N01.5235W 1372.21' TO POB.					<b>Building Permits</b> <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>R16</td> <td>R16-NEW SFR</td> <td>01/2014</td> <td>09/2015</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R16	R16-NEW SFR	01/2014	09/2015	
Number	Description	Opened	Closed	Amount															
R16	R16-NEW SFR	01/2014	09/2015																
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	SANDERS, DEREK K & ALYSSA	01/07/2022	2,300,000	19										
					2348/104	TIMMONS, BETTY L TRUSTEE	08/08/2013	270,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	80.060	<b>Current Tax</b>										
<b>Remove Cap</b>	2023		<b>Land Value</b> 19,893	19,893	11%	2,188	<b>Assessed</b>	144,777	11,590.85										
<b>Year Frozen</b>	0		<b>Improvements</b> 1,502,740	1,296,262		142,589	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b> 0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b> 1,522,633	1,316,155		144,777	<b>Total Taxable</b>	144,777	11,591.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660002641	STRAND, JAMES MICHAEL & EVE G			2	1,277,821	0	140,560	11,253.00										
2024	2024-660002641	STRAND, JAMES MICHAEL & EVE G			2	1,324,411	0	145,685	11,715.00										
2023	2023-660002641	STRAND, JAMES MICHAEL & EVE G			2	1,325,035	0	145,753	11,739.00										
2022	2022-660002641	STRAND, JAMES MICHAEL & EVE G			2	1,313,953	1000	143,534	11,642.00										
2021	2021-660002641	SANDERS, DEREK K & ALYSSA			2	1,457,567	1000	157,803	12,645.00										
2020	2020-660002641	SANDERS, DEREK K & ALYSSA			2	1,430,175	1000	153,178	12,374.00										
2019	2019-660002641	SANDERS, DEREK K & ALYSSA			2	1,360,795	1000	148,687	12,285.00										
2018	2018-660002641	SANDERS, DEREK K & ALYSSA			2	1,389,112	1000	150,952	12,601.00										
2017	2017-660002641	SANDERS, DEREK K & ALYSSA			2	1,353,475	1000	146,526	12,329.00										
2016	2016-660002641	SANDERS, DEREK K & ALYSSA			2	1,313,761	1000	142,230	12,101.00										
2015	2015-660002641	SANDERS, DEREK K & ALYSSA			2	68,956	0	6,254	543.00										
2014	2014-660002641	SANDERS, DEREK K & ALYSSA			2	69,637	0	6,072	545.00										
2013	2013-660002641	TIMMONS, BETTY L TRUSTEE			2	77,250	0	5,895	497.00										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:10:55  
 Page 2

Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count	0	
Units Buildable	12.2	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



\\tsclient\C\Users\Randy Necessary\Pictures\102\_1006\IMG\_0021. 10/6/2021

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	7,422 / 7,422
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	10 Plastic Tile
Area on Slab	7,422
Fixture/RghIn	24 /
Bed/F/H Bath	4 / 5.5 /
Basement Area	
Garage Type	2,050 Attached Garage - Finished
Remodel	
Year/Eff Age	2015 / 7

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach	
Improvements	1,264,284	
Lot Value		
Indicated Value	1,264,284	170.34 Per SqFt
Agland Value	19,893	
Site Improvements	238,456	
Total Value	2,786,917	375.49 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	116.78	Total Misc Impr	+	150,971
Roofing Adj	+ 7.33	Garage Cost	+	132,061
Subfloor Adj	+ -4.01	Total RCN	=	1,359,445
Heat/Cool Adj	+ 18.45	Depreciation ( 7%)	-	95,161
Plumbing Adj	+ 6.48	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	1,264,284
Adj Base Cost	= 145.03	Lot Value	+	
Total Area	x 7,422	Indicated Value	=	1,264,284
Adjusted Cost	= 1,076,413	Value Per SqFt		170.34

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		5	5	8,198.48		40,992
SHLT	STORM SHELTER	0		1	2015	0.00		
PRCH	SLAB PORCH - COVERED	124198	886		886	33.87		30,009
EPKS	Enclosed Porch - Kneewall Screen	124199	1984		1,984	35.44		70,313
PRCH	SLAB PORCH - COVERED	124200	15		15	37.29		559
PRCH	SLAB PORCH - COVERED	124201	15x8		120	36.85		4,422
GENR	Generator - Residential Standby		1		1	4,676.00		4,676



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

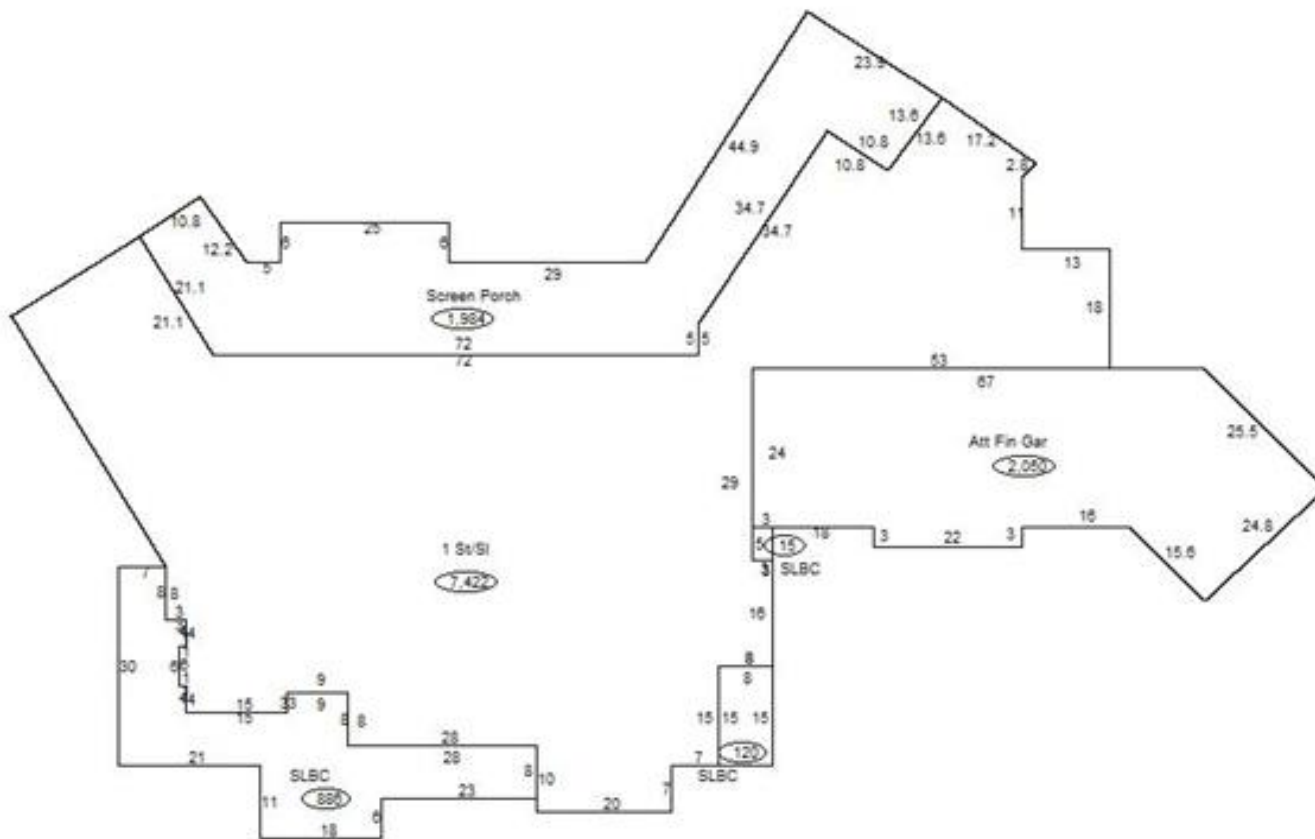
Date 04/18/2026

Time 08:10:55

Page 3

### Sketch Image

660002641



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		25	Att Fin Gar	2,050	1.000	2,050
2	R	1	Slab	25	1 St/SI	7,422	1.000	7,422
3	M	PRCH		25	SLBC	886	1.000	886
4	M	EPKS		25	Screen Porch	1,984	1.000	1,984
5	M	PRCH		25	SLBC	15	1.000	15
6	M	PRCH		25	SLBC	120	1.000	120
<b>Total Building Area</b>						<b>7,422</b>		<b>7,422</b>



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:10:55  
 Page 4

660002641

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		1,100	
	Qual	5	Cond 5	Year	2017	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (54.27 x 1,100)	59,697		59,697	12,536	47,161
	BNGP	Barn - General Purpose	16x50x14	Concrete	Formed Metal	800	
	Qual	3	Cond 3	Year	2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (28.44 x 800)	22,752		22,752	3,413	19,339
	UTIL	Utility Building	40x100x14	Concrete	Formed Metal	4,000	
	Qual	4	Cond 3	Year	2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (30.34 x 4,000)	121,360		121,360	18,204	103,156
	EQSH	Equipment Shed	0x0x0	Gravel	Formed Metal	1,384	
	Qual	3	Cond 3	Year	2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (18.45 x 1,384)	25,535		25,535	3,830	21,705
	EQSH	Equipment Shed	0x0x0	Gravel	Formed Metal	2,100	
	Qual	3	Cond 3	Year	2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (17.81 x 2,100)	37,401		37,401	5,610	31,791
	HAYS	Hay Shed Open Sides	0x0x0	Gravel	Formed Metal	2,395	
	Qual	3	Cond 3	Year	2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (29% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (9.00 x 2,395)	21,555		21,555	6,251	15,304



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:10:55  
Page 5

### Agland Inventory

660002641

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OS	OSAGE CLAY	TMBR	58			73.361	104	104	7,659	7,659
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			33.631	213	213	7,157	7,157
VE	VERDIGRIS CLAY LOAM	TMBR	90			13.495	162	162	2,186	2,186
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76			15.851	182	182	2,891	2,891
<b>NTV PST Totals</b>						136.339			19,893	19,893
<b>Total Agland</b>						136.339			19,893	19,893