



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:42:59
 Page 1

Assessment Data				Primary Image																																																																																																																					
Account 660002690 Parcel ID 000000-00-0-50010-006-0001 Cadastral ID 04-19-17-02510 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 147874 SOWERS, JAMES D & PHYLLIS & RHONDA HIBBARD 114 LAKESIDE AVE CHOUTEAU OK 74337-0000 Parcel Location Situs 00030 D ST Subdivision INOLA O T Lot/Block 0001 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 19 / 17 / 5 Neighborhood 1205 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS				<p>660002690 11/10/25</p> <p>660002690_001.JPG 11/13/2025</p>																																																																																																																					
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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size Lot Count Units Buildable 11200 Non-Ag Acres 0.2571 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 11,201.00 x 2.35 = 26,322 Factor Value Adjustments 1.0000 Lot Value 26,322		

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	958 / 958
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 120

660002690	11/10/25
660002690_001.JPG	11/13/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	41,661	43.49	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	38,210		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.99	Total Misc Impr	+	2,839			
Roofing Adj	+ 4.54	Garage Cost	+				
Subfloor Adj	+ 2.67	Total RCN	=	115,337			
Heat/Cool Adj	+ 5.00	Depreciation (80%)	-	92,270			
Plumbing Adj	+ 5.23	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	23,067			
Adj Base Cost	= 117.43	Lot Value	+	26,322			
Total Area	x 958	Indicated Value	=	49,389			
Adjusted Cost	= 112,498	Value Per SqFt		51.55			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	23,067		
Lot Value	26,322		
Indicated Value	49,389	51.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	49,389	51.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6910	10x7		70	21.07		1,475
PRCH	SLAB PORCH - COVERED	6911	10x5		50	21.14		1,057
PATO	SLAB PORCH - OPEN	6912	6x5		30	10.24		307



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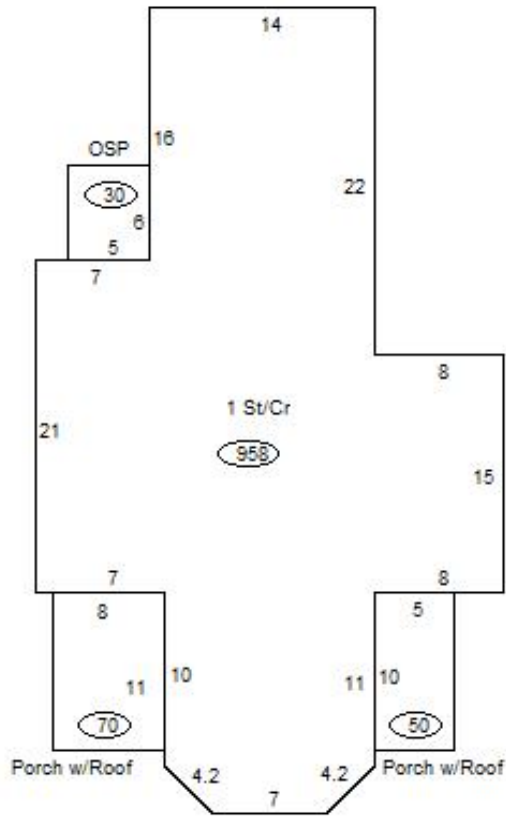
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Sketch Image

660002690



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	958	1.000	958
2	M	PRCH		13	SLBC	70	1.000	70
3	M	PRCH		13	SLBC	50	1.000	50
4	M	PATO		13	Open Slab	30	1.000	30
Total Building Area						958		958