



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:44:16
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002805 Parcel ID 000000-00-0-50010-022-0003 Cadastral ID 04-19-17-03600 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 324384 VANDELAY BUILDING INTEREST LLC 28506 S 4170 RD INOLA OK 74036-0000 Parcel Location Situs 00222 COMMERCIAL ST Subdivision INOLA O T Lot/Block 0003 / 0022 Parcel Size 3 - Lots Sec/Twn/Rng 4 / 19 / 17 / 5 Neighborhood 1205 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660002805 11/10/25</p> <p>660002805_001.JPG 11/13/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.15295310 -95.50521852																																																																																																																									
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>18983</td> <td>NEW CONCRETE PARKING LOT</td> <td>05/2009</td> <td>04/2011</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	18983	NEW CONCRETE PARKING LOT	05/2009	04/2011																																																																																																							
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Lot Data		Square-Foot - NBHD 1205 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0.2411		
Topography	1		
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	10,501.00 x 2.35 = 24,677		
Factor Value			
Adjustments			
Lot Value	24,677		



Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,296 / 1,296
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,296
Fixture/RghIn	8 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1991 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	69,688 53.77 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	75.74	Total Misc Impr	+ 0
Roofing Adj	+ 3.61	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 123,755
Heat/Cool Adj	+ 9.48	Depreciation (46%)	- 56,927
Plumbing Adj	+ 6.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 66,828
Adj Base Cost	= 95.49	Lot Value	+ 24,677
Total Area	x 1,296	Indicated Value	= 91,505
Adjusted Cost	= 123,755	Value Per SqFt	70.61

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	66,828
Lot Value	24,677
Indicated Value	91,505 70.61 Per SqFt
Agland Value	
Site Improvements	
Total Value	91,505 70.61 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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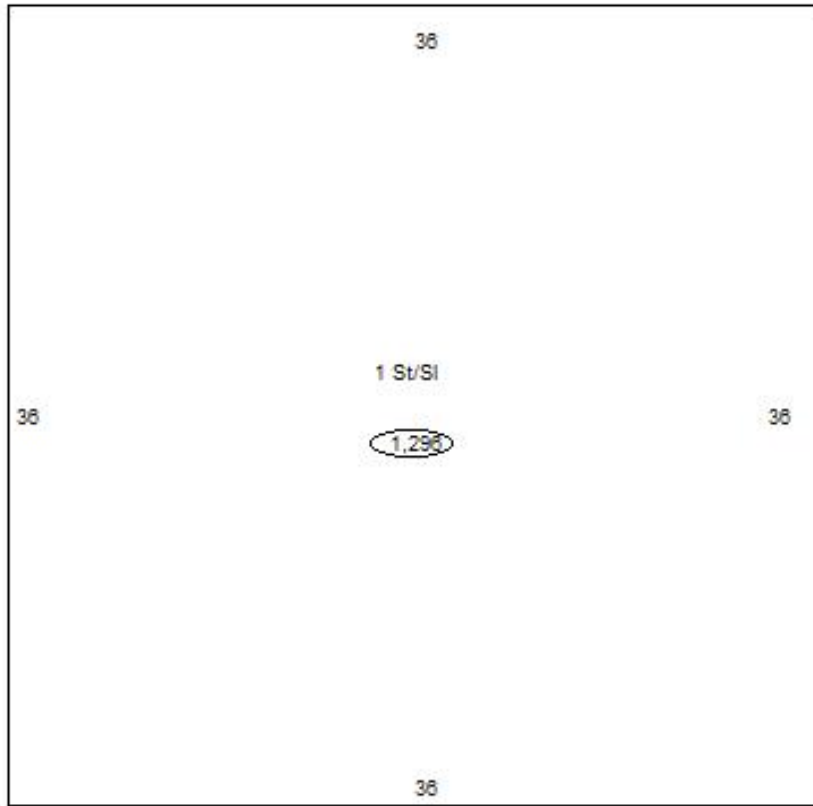
Date 04/17/2026

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Sketch Image

660002805



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,296	1.000	1,296
Total Building Area						1,296		1,296




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Lot Data		Primary Image	
Lot Size	-	 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0608\IMG_0085. 6/10/2021</p>	
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography	1		
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			
Residential Data			
Type	5 Duplex		
Condition	2 - Fair		
Quality	2 - Fair		
Architecture	TRAD TRADITIONAL		
Style	100% One Story		
Exterior Wall	100% Veneer, Stone		
Base/Total Area	2,222 / 2,222		
Style	100% One Story		
HVAC	100% Warmed & Cooled Air		
Roof Cover	1 Composition Shingle		
Area on Slab	2,222		
Fixture/RghIn	14 /		
Bed/F/H Bath	2 / 2.0 /		
Basement Area			
Garage Type			
Remodel			
Year/Eff Age	1957 / 69		
Cost Approach		Manual : 01/2025	
Base Cost	106.90	Total Misc Impr	+ 0
Roofing Adj	+ 3.44	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 285,638
Heat/Cool Adj	+ 10.74	Depreciation (80%)	- 228,510
Plumbing Adj	+ 7.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 57,128
Adj Base Cost	= 128.55	Lot Value	+ 57,128
Total Area	x 2,222	Indicated Value	= 57,128
Adjusted Cost	= 285,638	Value Per SqFt	25.71
GRM Approach			
GRM Code		GRM Code	
Gross Rent	0.00	Gross Rent	0.00
Indicated Value		Indicated Value	
Multiple Regression			
MRA Code		MRA Code	
Adusted R		Adusted R	
Indicated Value		Indicated Value	
Direct Comparables			
Selection Model	A Adam Test	Selection Model	A Adam Test
Adjustment Model	1 2022 Residential	Adjustment Model	1 2022 Residential
Comparables		Comparables	
Indicated Value		Indicated Value	
Value Reconciliation			
Selected Approach	Cost Approach	Selected Approach	Cost Approach
Improvements	57,128	Improvements	57,128
Lot Value		Lot Value	
Indicated Value	57,128	Indicated Value	57,128
Agland Value	25.71 Per SqFt	Agland Value	25.71 Per SqFt
Site Improvements		Site Improvements	
Total Value	57,128	Total Value	57,128
	25.71 Total Value Per SqFt		25.71 Total Value Per SqFt
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



Rogers

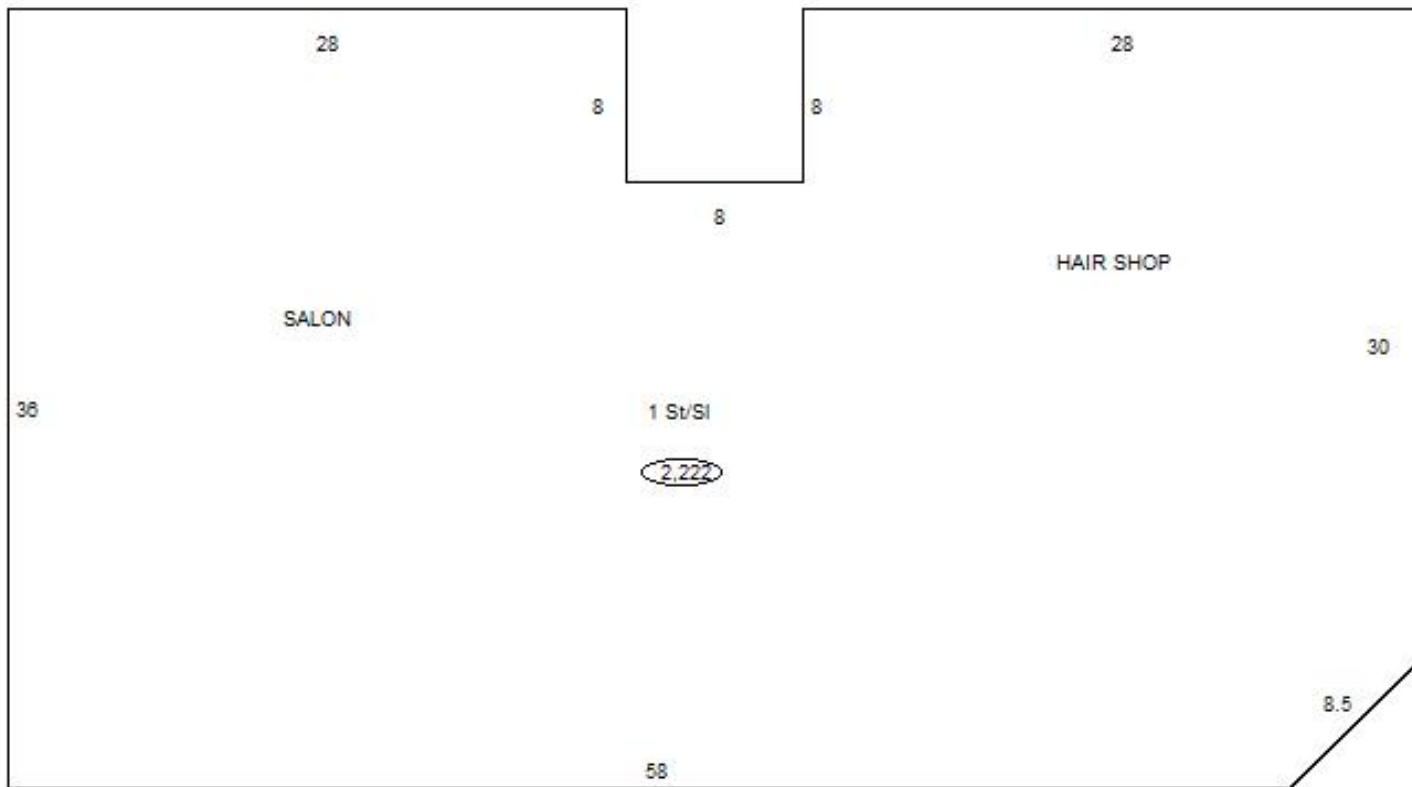
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1	R	1	Slab	10	1 St/SI	2,222	1.000	2,222
2	N	0		10	SALON		0.000	
3	N	0		10	HAIR SHOP		0.000	
Total Building Area						2,222		2,222