



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:21:45  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002821 <b>Parcel ID</b> 000000-00-0-50010-023-0018 <b>Cadastral ID</b> 04-19-17-03750 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 19 - INOLA OT <b>Name ID</b> 326750 ROGERS, FRED N LIVING TRUST  184 S 284TH E AVE CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 00090 E ST SE <b>Subdivision</b> INOLA O T <b>Lot/Block</b> 0018 / 0023 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 4 / 19 / 17 / 5 <b>Neighborhood</b> 1205 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS					<p>660002821 11/10/25</p> <p>660002821_001.JPG 11/13/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.15276660 -95.50369009 LOT 18 BLOCK 23 INOLA O T & NLY 10' OF SOUTHWEST 1ST STREET ADJACENT THERETO.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0.2571 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 11,201.00 x 2.35 = 26,322 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 26,322		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	896 / 896
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Forced Air Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1954 / 54

660002821	11/10/25
660002821_001.JPG	11/13/2025

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	48,771	54.43	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	57,640		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	40,864		
<b>Lot Value</b>	26,322		
<b>Indicated Value</b>	67,186	74.98	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	67,186	74.98	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.89	<b>Total Misc Impr</b>	+ 2,087				
<b>Roofing Adj</b>	+ 4.54	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 2.67	<b>Total RCN</b>	= 107,537				
<b>Heat/Cool Adj</b>	+ 5.00	<b>Depreciation ( 62%)</b>	- 66,673				
<b>Plumbing Adj</b>	+ 5.59	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 40,864				
<b>Adj Base Cost</b>	= 117.69	<b>Lot Value</b>	+ 26,322				
<b>Total Area</b>	x 896	<b>Indicated Value</b>	= 67,186				
<b>Adjusted Cost</b>	= 105,450	<b>Value Per SqFt</b>	74.98				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7140	8x8		64	21.09		1,350
PATO	SLAB PORCH - OPEN	7141	9x8		72	10.24		737





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Lot Data	Square-Foot - NBHD 1205 #1
Lot Size	
Lot Count	
Units Buildable	11200
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Square-Foot
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,796 / 2,796
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,796
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1982 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	165,869	59.32	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	120.94	Total Misc Impr	+ 0
Roofing Adj	+ 3.90	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 399,101
Heat/Cool Adj	+ 10.74	Depreciation ( 58%)	- 231,479
Plumbing Adj	+ 7.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 167,622
Adj Base Cost	= 142.74	Lot Value	+ 0
Total Area	x 2,796	Indicated Value	= 167,622
Adjusted Cost	= 399,101	Value Per SqFt	59.95

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,622		
Lot Value			
Indicated Value	167,622	59.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	167,622	59.95	Total Value Per SqFt

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



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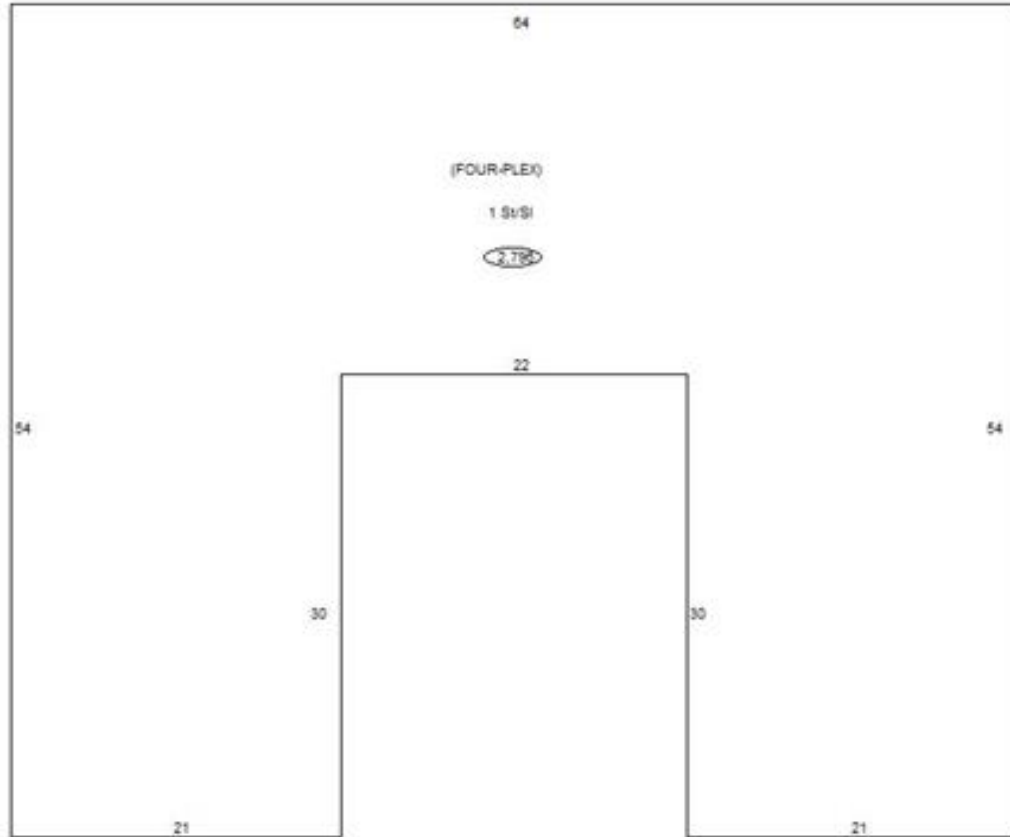
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### Sketch Image

660002821



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,796	1.000	2,796
2	N	0		10	(FOUR-PLEX)		0.000	
<b>Total Building Area</b>						2,796		2,796