



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 03:21:50  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002823 <b>Parcel ID</b> 000000-00-0-50010-024-0006 <b>Cadastral ID</b> 04-19-17-03770 <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> 276682 LANDSAW, THOMAS M & JANICE TRUSTEES  416 E COMMERCIAL INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 00416 E COMMERCIAL <b>Subdivision</b> INOLA O T <b>Lot/Block</b> 0006 / 0024 <b>Parcel Size</b> 3 - 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																																																																																																																									
660002823_001.JPG 11/13/2025																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.15392037 -95.50319794					<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	10500	
Non-Ag Acres	0.2411	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	10,501.00 x 2.35 = 24,677	
Factor Value		
Adjustments	1.0000	
Lot Value	24,677	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	1,513 / 2,023
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	330 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1964 / 47

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	192,161 94.99 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	153,620 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.61	Total Misc Impr	+ 19,385				
Roofing Adj	+ 3.63	Garage Cost	+ 14,890				
Subfloor Adj	+ 0.00	Total RCN	= 278,107				
Heat/Cool Adj	+ 12.64	Depreciation ( 52%)	- 144,616				
Plumbing Adj	+ 9.65	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 133,491				
Adj Base Cost	= 120.53	Lot Value	+ 24,677				
Total Area	x 2,023	Indicated Value	= 158,168				
Adjusted Cost	= 243,832	Value Per SqFt	78.18				

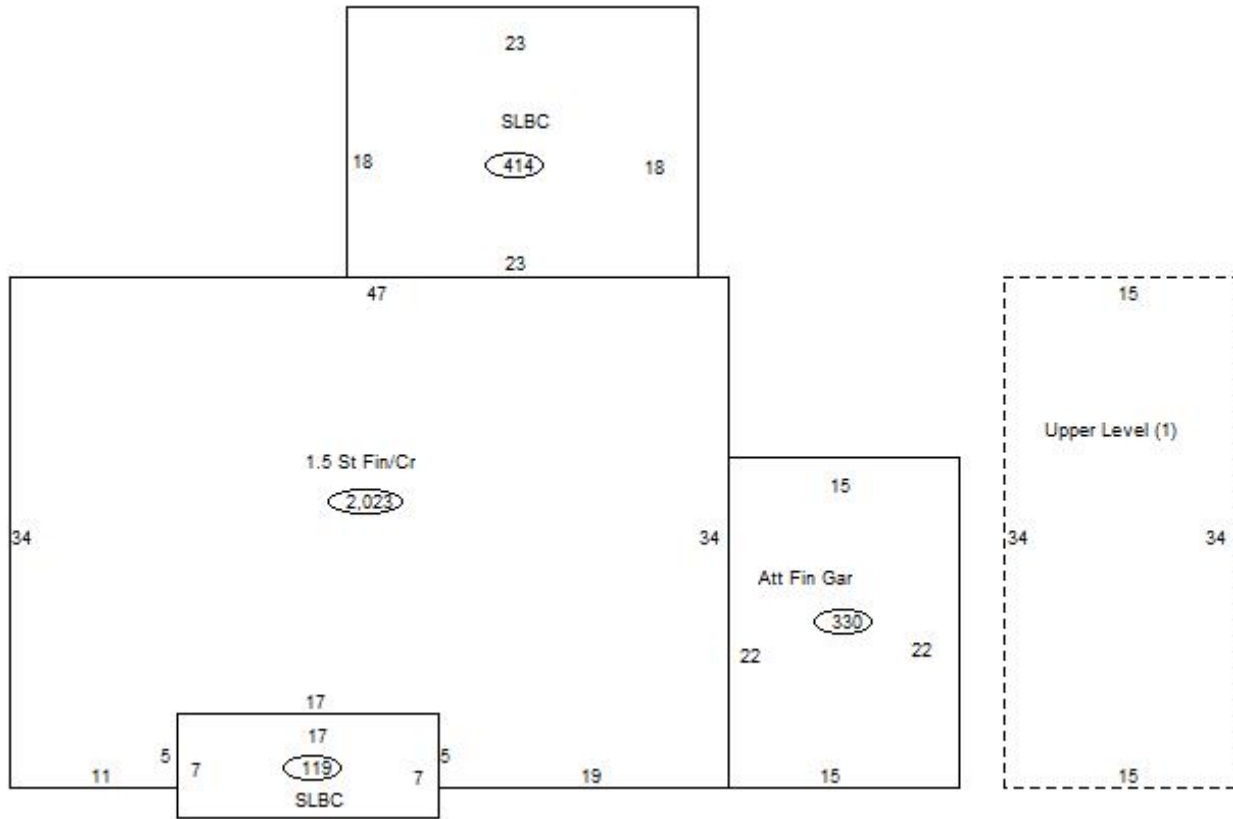
Value Reconciliation	
Selected Approach	Cost Approach
Improvements	133,491
Lot Value	24,677
Indicated Value	158,168 78.18 Per SqFt
Agland Value	
Site Improvements	1,075
Total Value	159,243 78.72 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	7150		119	119	26.55		3,159
PRCH	SLAB PORCH - COVERED	7151	23x18		414	25.63		10,611



Sketch Image

660002823



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,513	1.337	2,023
2	G	5		13	Att Fin Gar	330	1.000	330
3	M	PRCH		13	SLBC	119	1.000	119
4	M	PRCH		13	SLBC	414	1.000	414
5	U	^UL		13	Upper Level (1)	510	1.000	510
<b>Total Building Area</b>						<b>1,513</b>		<b>2,023</b>



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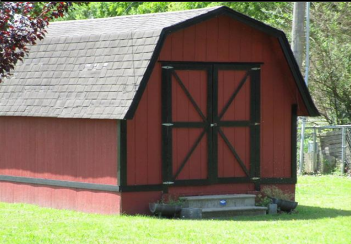
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual	2	Cond 3	Year	2010	Eff Age 12
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (24.87 x 80)	1,990		1,990	915 1,075