



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 18:24:53  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002949 <b>Parcel ID</b> 000000-00-0-50030-001-0003 <b>Cadastral ID</b> 04-19-17-04980 <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> 312885 STRADER, JESSE ALLEN  312 B ST NE INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 00312 B ST <b>Subdivision</b> FLEMING II <b>Lot/Block</b> 0003 / 0001 <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>660002949 11/06/25</p> <p>660002949_001.JPG 11/14/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.15675329 -95.51025591 LOT 3 BLOCK 1 FLEMING II																																																																																																																									
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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> 1 <b>Non-Ag Acres</b> 0.2314 <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> 10,080.00 x 2.35 = 23,688 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 23,688		 <p>660002949 11/06/25</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	40% Veneer, Stone 60% Frame, Siding, Wood
<b>Base/Total Area</b>	1,636 / 1,636
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,636
<b>Fixture/RghIn</b>	12 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	488 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1979 / 35

660002949\_001.JPG 11/14/2025

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>	170,835	104.42	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>	170,790		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	102.17	<b>Total Misc Impr</b>	+ 10,346				
<b>Roofing Adj</b>	+ 4.44	<b>Garage Cost</b>	+ 16,870				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 233,810				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	- 102,876				
<b>Plumbing Adj</b>	+ 9.35	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 130,934				
<b>Adj Base Cost</b>	= 126.28	<b>Lot Value</b>	+ 23,688				
<b>Total Area</b>	x 1,636	<b>Indicated Value</b>	= 154,622				
<b>Adjusted Cost</b>	= 206,594	<b>Value Per SqFt</b>	94.51				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	130,934		
<b>Lot Value</b>	23,688		
<b>Indicated Value</b>	154,622	94.51	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,075		
<b>Total Value</b>	155,697	95.17	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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	7448		76	76	24.03	1,826
PRCH	Porch	7449	12x12		144	23.78	3,424



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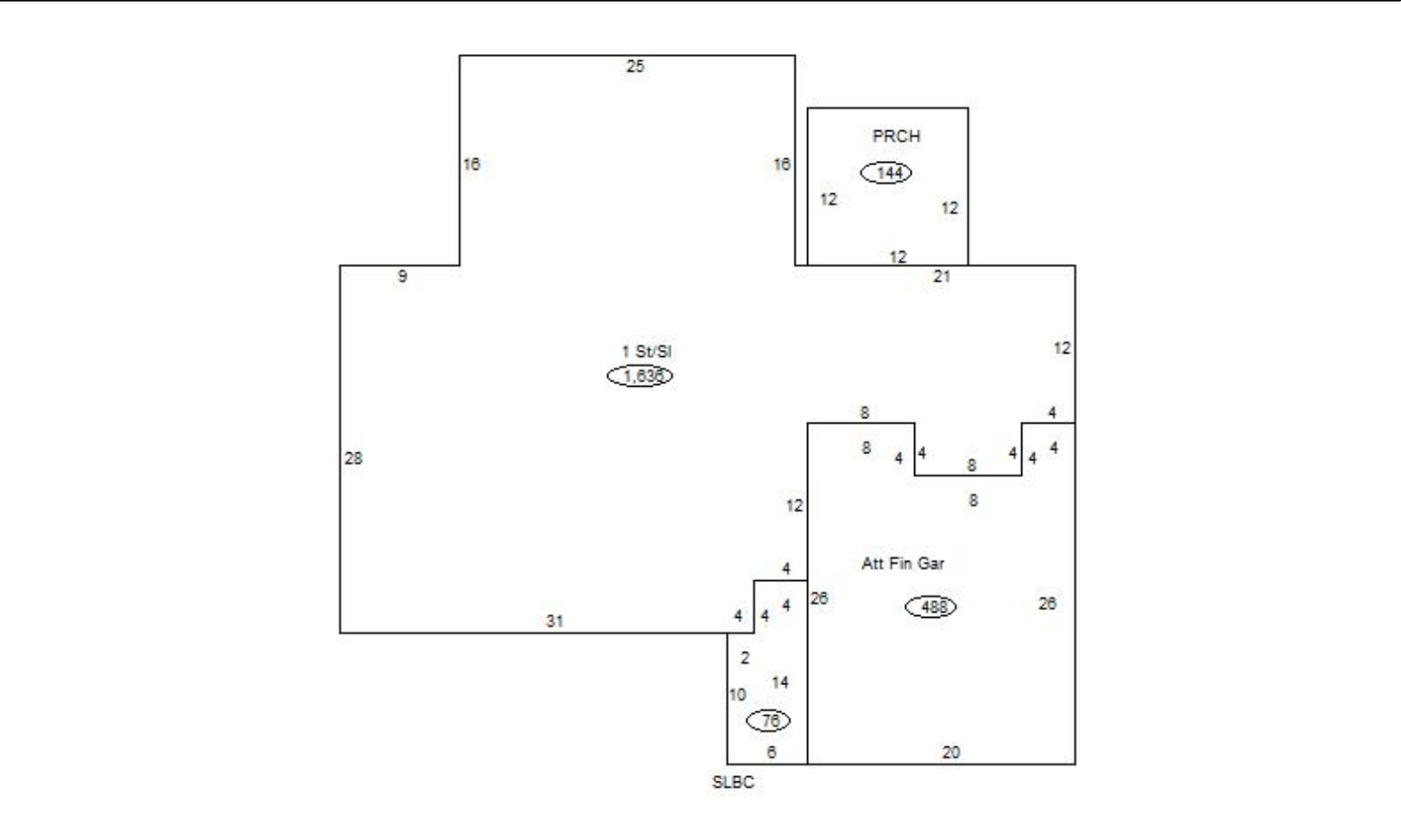
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Sketch Image

660002949



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,636	1.000	1,636
2	G	5		13	Att Fin Gar	488	1.000	488
3	M	PRCH		13	SLBC	76	1.000	76
4	M	PRCH		13	PRCH	144	1.000	144
<b>Total Building Area</b>						1,636		1,636



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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