



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660002970 Parcel ID 000000-00-0-00135-003-0023 Cadastral ID 04-19-17-05190 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 327368 DECKARD, RONALD WYATT LYNN 30504 S PEACEFUL VALLEY RD INOLA OK 74036-0000 Parcel Location Situs 30905 S OAK DR Subdivision CARPENTER Lot/Block 0023 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 19 / 17 / 5 Neighborhood 1009 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660002970 11/11/25</p> <p>660002970_001.JPG 11/14/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.16165479 -95.50098074																																																																																																																									
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Lot Data	Square-Foot - NBHD 1009 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.5484 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 67,448.00 x .51 = 34,398 Factor Value Adjustments 1.0000 Lot Value 34,398		

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,444 / 3,652
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	1,444 Total
Garage Type	1,428 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	1995 / 23

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 452,996 124.04 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	96.77	Total Misc Impr	+ 65,545	Roofing Adj	+ 1.51	Garage Cost	+ 62,004
Subfloor Adj	+ 0.00	Total RCN	= 578,900	Heat/Cool Adj	+ 11.69	Depreciation (28%)	- 162,092
Plumbing Adj	+ 5.62	Lump Sums	+ 0	Basement Adj	+ 8.00	RCNLD	= 416,808
Adj Base Cost	= 123.59	Lot Value	+ 34,398	Total Area	x 3,652	Indicated Value	= 451,206
		Value Per SqFt	123.55	Adjusted Cost	= 451,351		

Value Reconciliation
Selected Approach Cost Approach Improvements 416,808 Lot Value 34,398 Indicated Value 451,206 123.55 Per SqFt Agland Value Site Improvements 14,162 Total Value 465,368 127.43 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	5,194.25		5,194
PRCH	SLAB PORCH - COVERED	7519	7x4		28	26.18		733
EPSW	ENCLOSED PORCH - SOLID WALL	7521	840		840	67.92		57,053
PATO	SLAB PORCH - OPEN	7522	24x8		192	10.63		2,041
PRCH	Porch	181921	5x4		20	26.18		524



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground VINYL	0x0x0	Base		740
	Qual 3	Cond 3	Year 2004	Eff Age 17		

Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (49.07 x 740)	36,312	36,312	22,150	14,162