




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:23:00
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Assessment Data					Primary Image																																																																																																																				
Account 660002974 Parcel ID 000000-00-0-00135-004-0008 Cadastral ID 04-19-17-05230 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 349240 TROLINGER, MONTANNA & MATTHEW 20346 E 340 RD CHELSEA OK 74016-0000 Parcel Location Situs 30985 S CARPENTER LN Subdivision CARPENTER Lot/Block 0008 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 19 / 17 / 5 Neighborhood 1009 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>660002974 11/11/25</p> <p>660002974_002.JPG 11/14/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.16212667 -95.49863049 LOT 8 BLOCK 4 CARPENTER																																																																																																																									
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Lot Data		Square-Foot - NBHD 1009 #1		Primary Image				
Lot Size				<p>660002974 11/11/25</p> <p>660002974_002.JPG 11/14/2025</p>				
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.1436							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	49,813.00 x .62 = 30,871							
Factor Value								
Adjustments	1.3206							
Lot Value	40,769							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	3.5 - Average							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Veneer, Masonry							
Base/Total Area	2,198 / 2,198							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	2,198							
Fixture/RghIn	14 /							
Bed/F/H Bath	4 / 2.0 /							
Basement Area								
Garage Type	600 Attached Garage - Finished 2 Stalls							
Remodel								
Year/Eff Age	1995 / 23							
Cost Approach		Manual : 01/2025						
Base Cost	110.44	Total Misc Impr	+	6,250				
Roofing Adj	+ 5.26	Garage Cost	+	28,698				
Subfloor Adj	+ -3.40	Total RCN	=	335,942				
Heat/Cool Adj	+ 14.47	Depreciation (28%)	-	94,064				
Plumbing Adj	+ 10.17	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	241,878				
Adj Base Cost	= 136.94	Lot Value	+	40,769				
Total Area	x 2,198	Indicated Value	=	282,647				
Adjusted Cost	= 300,994	Value Per SqFt		128.59				
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	241,878							
Lot Value	40,769							
Indicated Value	282,647	128.59	Per SqFt					
Agland Value								
Site Improvements	2,353							
Total Value	285,000	129.66	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7540	58		58	29.34		1,702
PRCH	Slab Porch - Covered	151761	157		157	28.97		4,548



Rogers

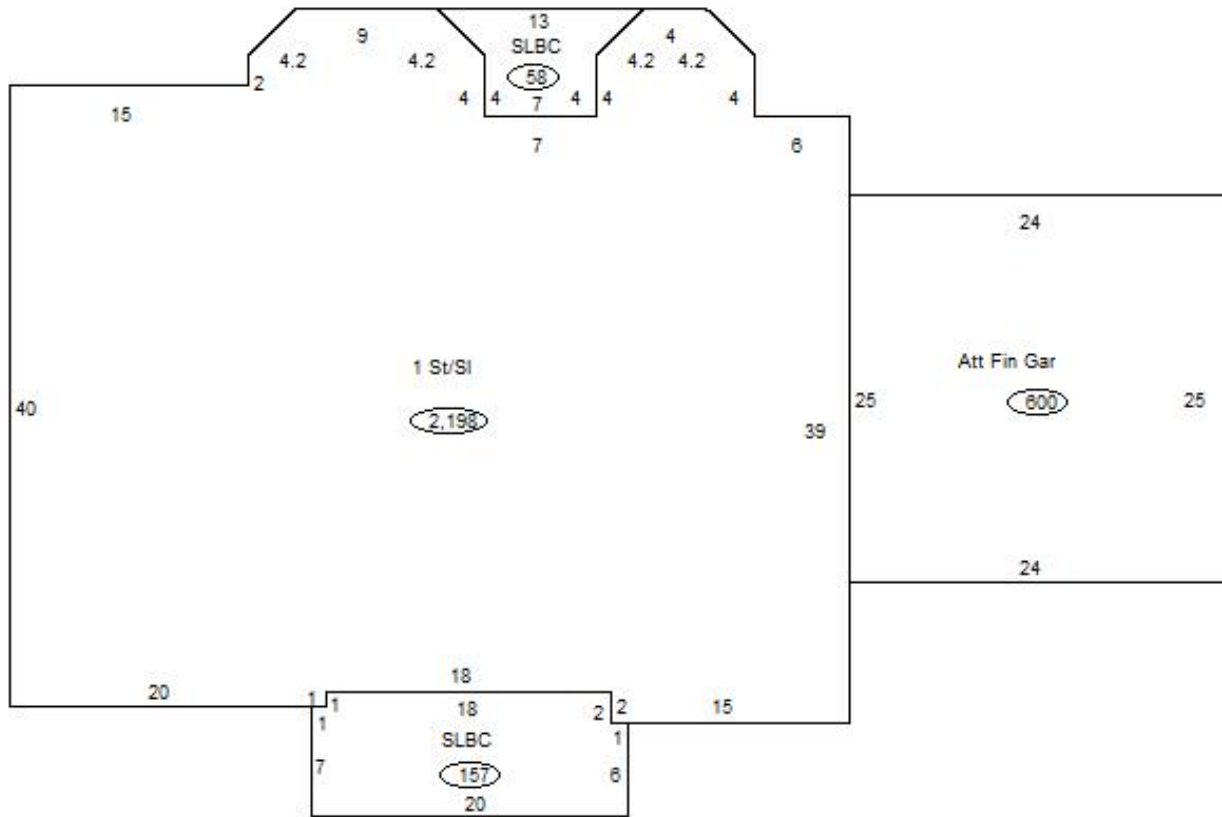
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Sketch Image

660002974



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,198	1.000	2,198
2	G	5		13	Att Fin Gar	600	1.000	600
3	M	PRCH		13	SLBC	58	1.000	58
4	M	PRCH		13	SLBC	157	1.000	157
Total Building Area						2,198		2,198



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x24x8	Plank	Formed Metal	240	
	Qual	2	Cond 3	Year	2010	Eff Age	12
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
		Base Cost (18.16 x 240)	4,358		4,358	2,005	2,353