



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003507 <b>Parcel ID</b> 000000-00-0-50040-054-0002 <b>Cadastral ID</b> 05-19-17-02920 <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> 313528 VREELAND, JEFFERY &/OR VIRGINIA MANSON  180 A ST NW INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 00180 A ST NW <b>Subdivision</b> GRANDVIEW <b>Lot/Block</b> 0002 / 0054 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 5 / 19 / 17 / 5 <b>Neighborhood</b> 1205 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.15256737 -95.51238966																																																																																																																									
<b>Legal Description</b> LOTS 1 & 2 BLOCK 54 GRANDVIEW					<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>R16</td> <td>R16-NEW 12X10 CARPORT</td> <td>09/2015</td> <td>01/2016</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R16	R16-NEW 12X10 CARPORT	09/2015	01/2016																																																																																																							
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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> 14000 <b>Non-Ag Acres</b> 0.3214 <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> 14,002.00 x 2.35 = 32,905 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 32,905		

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>	1,148 / 1,148
<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>	0
<b>Fixture/RghIn</b>	6 /
<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>	1959 / 50

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> 68,828 59.95 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> 102,890 Per SqFt

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 58,591 <b>Lot Value</b> 32,905 <b>Indicated Value</b> 91,496 79.70 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 3,827 <b>Total Value</b> 95,323 83.03 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	93.57	<b>Total Misc Impr</b>	+ 8,738	<b>Garage Cost</b>	+		
<b>Roofing Adj</b>	+ 4.25	<b>Total RCN</b>	= 142,905	<b>Depreciation ( 59%)</b>	-	84,314	
<b>Subfloor Adj</b>	+ 2.49	<b>Lump Sums</b>	+ 0	<b>RCNLD</b>	=	58,591	
<b>Heat/Cool Adj</b>	+ 10.30	<b>Lot Value</b>	+ 32,905	<b>Indicated Value</b>	=	91,496	
<b>Plumbing Adj</b>	+ 6.26	<b>Value Per SqFt</b>	79.70				
<b>Basement Adj</b>	+ 0.00						
<b>Adj Base Cost</b>	= 116.87						
<b>Total Area</b>	x 1,148						
<b>Adjusted Cost</b>	= 134,167						

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	8589	10x4		40	21.17	847
EPSW	ENCLOSED PORCH - SOLID WALL	133496	12x12		144	54.80	7,891



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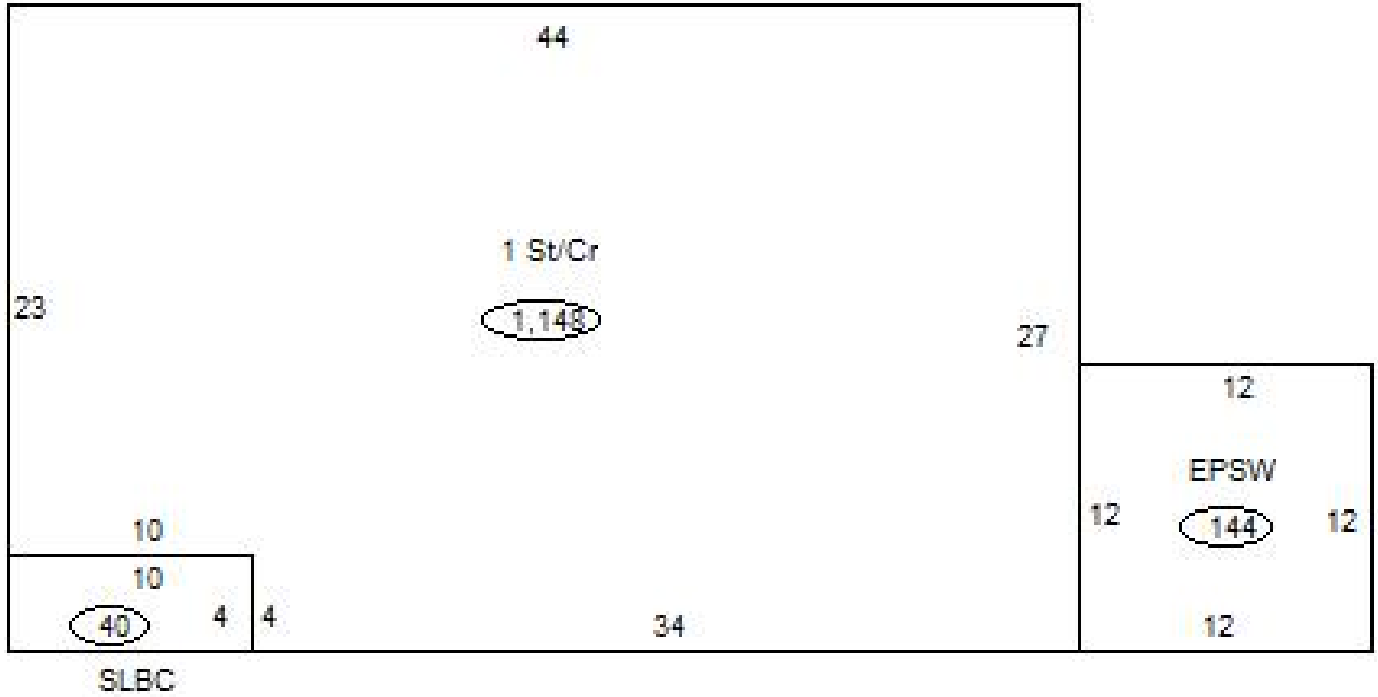
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### Sketch Image

660003507



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,148	1.000	1,148
2	M	PRCH		13	SLBC	40	1.000	40
3	M	EPSW		13	EPSW	144	1.000	144
<b>Total Building Area</b>						1,148		1,148



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport Dirt - NCV	20x34x10	Concrete	Formed Metal	680
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	
	Base Cost (5.97 x 680)		4,060		4,060	4,060
	SHDS	Shed - Small	12x22x10	Plank	Formed Metal	264
	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>	
	Base Cost (18.70 x 264)		4,937		4,937	2,271
	LNT0	Lean To - Attached	14x20x10	Dirt	Formed Metal	280
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	
	Base Cost (8.64 x 280)		2,419		2,419	1,258