




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:48:33  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003515 <b>Parcel ID</b> 000000-00-0-50040-055-0015 <b>Cadastral ID</b> 05-19-17-02990 <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> 344584 SODOWSKY, HEATHER MICHELLE  170 C ST NW INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 00170 C ST NW <b>Subdivision</b> GRANDVIEW <b>Lot/Block</b> 0015 / 0055 <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					 <p>660003515 11/13/25</p> <p>660003515_001.JPG 12/6/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.15170711 -95.51395391 LOTS 14 & 15 BLOCK 55 GRANDVIEW																																																																																																																									
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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> 1.8691 <b>Lot Value</b> 61,501		 <p>660003515 11/13/25</p> <p>660003515_001.JPG 12/6/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Metal
<b>Base/Total Area</b>	1,260 / 1,260
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Floor Furnace
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	UPDATE -
<b>Year/Eff Age</b>	1944 / 20

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> 61,350 48.69 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	93.98	<b>Total Misc Impr</b>	+ 3,001				
<b>Roofing Adj</b>	+ 4.97	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 2.43	<b>Total RCN</b>	= 142,181				
<b>Heat/Cool Adj</b>	+ 1.65	<b>Depreciation ( 27%)</b>	- 38,389				
<b>Plumbing Adj</b>	+ 7.43	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 103,792				
<b>Adj Base Cost</b>	= 110.46	<b>Lot Value</b>	+ 61,501				
<b>Total Area</b>	x 1,260	<b>Indicated Value</b>	= 165,293				
<b>Adjusted Cost</b>	= 139,180	<b>Value Per SqFt</b>	131.18				

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 103,792 <b>Lot Value</b> 61,501 <b>Indicated Value</b> 165,293 131.18 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 2,057 <b>Total Value</b> 167,350 132.82 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	8609	24x6		144	20.84	3,001



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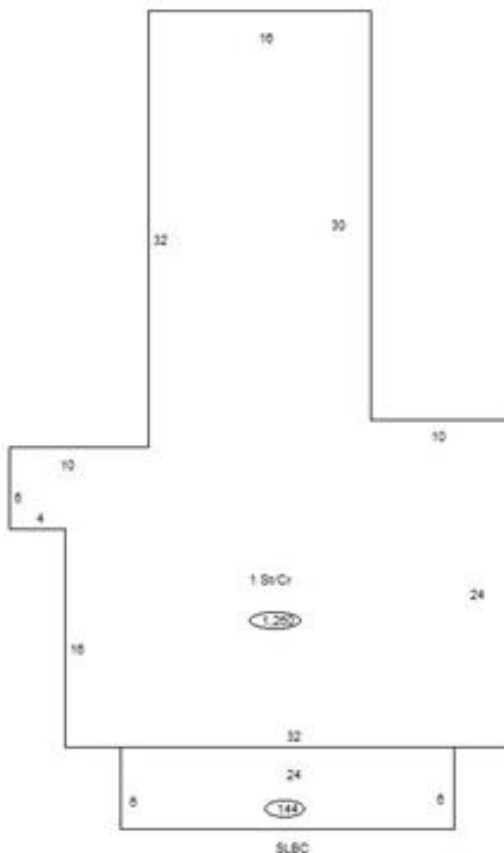
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Sketch Image

660003515



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,260	1.000	1,260
2	M	PRCH		10	SLBC	144	1.000	144
<b>Total Building Area</b>						<b>1,260</b>		<b>1,260</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x18x8	Plank	Composition Shingle	216
	Qual	3	Cond 3	Year 2000	Eff Age 20	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (23.23 x 216)		5,018		5,018 2,961		2,057