



# 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> 660003530 <b>Parcel ID</b> 000000-00-0-50040-059-0001 <b>Cadastral ID</b> 05-19-17-03130 <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> 276673 WHITESIDE, SUE A  PO BOX 813 INOLA OK 74036-0813  <b>Parcel Location</b> <b>Situs</b> 00427 E COMMERCIAL <b>Subdivision</b> GRANDVIEW <b>Lot/Block</b> 0001 / 0059 Parcel Size 1 - 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>660003530_001.JPG 12/6/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.14840347 -95.51598969 BEG: SW/C BLK: NELY ALG SLY/L THEREOF 112.5' M/L TO A PT 217.8' FROM SE/C OF BLOCK: NLY TO A PT ON SLY/L OF ALLEY 135' FROM ELY/C OF SLY/ OF ALLEY; SWLY ON SD SLY/L TO WLY/C THEREOF; S ON W/L OF SD BLOCK 163.7' TO POB BLOCK 59 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> 23150 <b>Non-Ag Acres</b> 0.3582 <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> 15,604.00 x 2.30 = 35,884 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 35,884		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	2 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,166 / 1,166
<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>	1,166
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	506 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1968 / 58

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> 121,907 104.55 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> 111,880 Per SqFt

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 54,307 <b>Lot Value</b> 35,884 <b>Indicated Value</b> 90,191 77.35 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 3,466 <b>Total Value</b> 93,657 80.32 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	93.87	<b>Total Misc Impr</b>	+ 4,650				
<b>Roofing Adj</b>	+ 4.22	<b>Garage Cost</b>	+ 14,755				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 155,162				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 65%)</b>	- 100,855				
<b>Plumbing Adj</b>	+ 8.04	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 54,307				
<b>Adj Base Cost</b>	= 116.43	<b>Lot Value</b>	+ 35,884				
<b>Total Area</b>	x 1,166	<b>Indicated Value</b>	= 90,191				
<b>Adjusted Cost</b>	= 135,757	<b>Value Per SqFt</b>	77.35				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8639	9x5		45	21.15		952
PRCH	SLAB PORCH - COVERED	8640	94		94	21.00		1,974
PATO	SLAB PORCH - OPEN	8641	15x12		180	9.58		1,724



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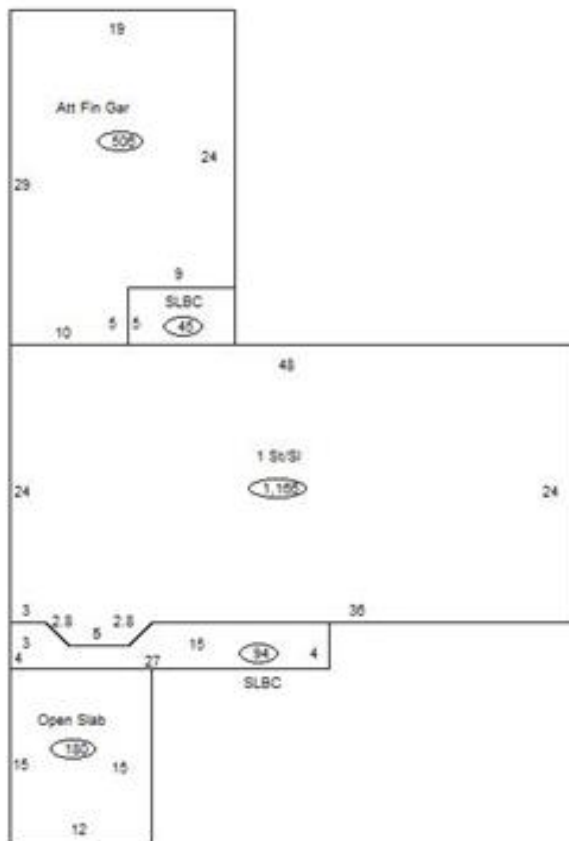
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,166	1.000	1,166
2	M	PRCH		13	SLBC	45	1.000	45
3	M	PRCH		13	SLBC	94	1.000	94
4	M	PATO		13	Open Slab	180	1.000	180
5	G	5		13	Att Fin Gar	506	1.000	506
<b>Total Building Area</b>						<b>1,166</b>		<b>1,166</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x30x8	Plank	Formed Metal	360
	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 (17.83 x 360)		6,419		6,419	2,953	3,466