



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
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Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003599 <b>Parcel ID</b> 000000-00-0-50090-002-0007 <b>Cadastral ID</b> 05-19-17-03840 <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> 342603 BERNEATHY, MARY ANN  28 ROPING ST INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 00028 ROPING ST <b>Subdivision</b> MARTINS RANCH ACRES <b>Lot/Block</b> 0007 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 5 / 19 / 17 / 5 <b>Neighborhood</b> 1206 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS					<p>660003599 11/13/25</p> <p>660003599_001.JPG 12/6/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.15016702 -95.52232296																																																																																																																									
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Lot Data	Square-Foot - NBHD 1206 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9052 <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> 39,430.00 x 1.89 = 74,645 <b>Factor Value</b> <b>Adjustments</b> 1.1163 <b>Lot Value</b> 83,326		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,818 / 1,818
<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>	12 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	660 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	STANDARD -
<b>Year/Eff Age</b>	1964 / 37

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> 205,487 113.03 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 1 <b>Indicated Value</b> 50,540 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	107.25	<b>Total Misc Impr</b>	+ 7,537	<b>Roofing Adj</b>	+ 4.69	<b>Garage Cost</b>	+ 24,955
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 275,831	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 44%)</b>	- 121,366
<b>Plumbing Adj</b>	+ 9.27	<b>Lump Sums</b>	+ 3,368	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 157,833
<b>Adj Base Cost</b>	= 133.85	<b>Lot Value</b>	+ 83,326	<b>Total Area</b>	x 1,818	<b>Indicated Value</b>	= 241,159
		<b>Value Per SqFt</b>	132.65	<b>Adjusted Cost</b>	= 243,339		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 157,833 <b>Lot Value</b> 83,326 <b>Indicated Value</b> 241,159 132.65 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 241,159 132.65 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	8856	18x4		72	26.70		1,922
WODO	WOOD DECK - OPEN	8857	12x12		144	24.88	6%	3,368



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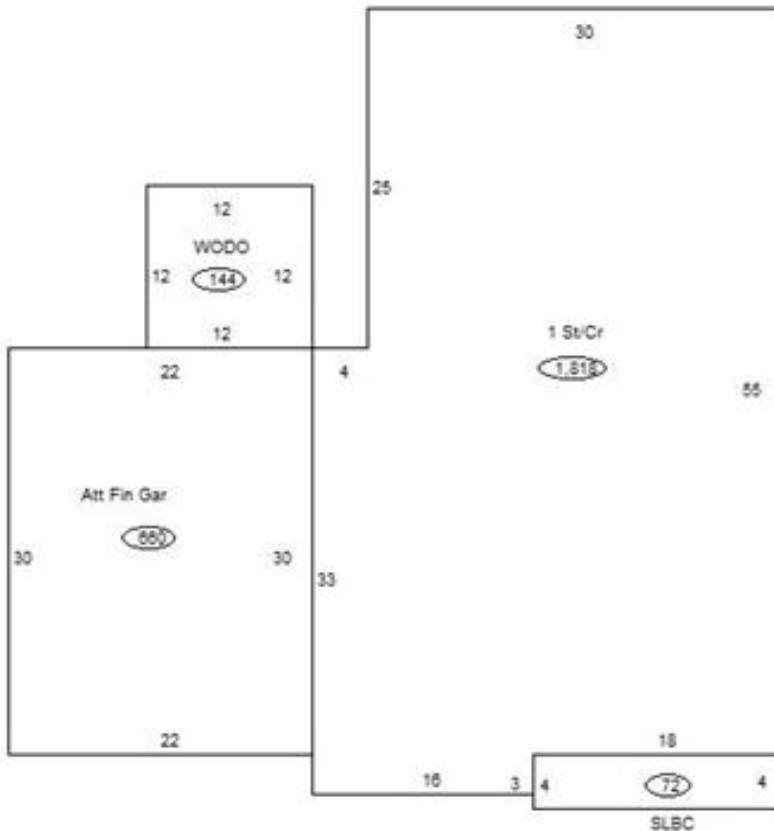
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Sketch Image

660003599



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,818	1.000	1,818
2	G	5		13	Att Fin Gar	660	1.000	660
3	M	PRCH		13	SLBC	72	1.000	72
4	M	WODO		13	WODO	144	1.000	144
<b>Total Building Area</b>						<b>1,818</b>		<b>1,818</b>