



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:14:49
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Assessment Data					Primary Image																																																																																																																				
Account 660003603 Parcel ID 000000-00-0-50090-002-0011 Cadastral ID 05-19-17-03880 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 285708 BRYANT, RODNEY W PO BOX 762 INOLA OK 74036-0000 Parcel Location Situs 00039 RIDING ST Subdivision MARTINS RANCH ACRES Lot/Block 0011 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 1206 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660003603 11/12/25</p> <p>660003603_001.JPG 12/6/2025</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1206 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.956 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 41,642.00 x 1.87 = 77,963 Factor Value Adjustments 1.0000 Lot Value 77,963		 <p>660003603 11/12/25</p> <p>660003603_001.JPG 12/6/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,966 / 1,966
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,966
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1964 / 47

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 137,524 69.95 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 2 Indicated Value 150,780 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	82.86	Total Misc Impr	+ 2,387	Roofing Adj	+ 3.76	Garage Cost	+ 202,310
Subfloor Adj	+ 0.00	Total RCN	= 113,294	Heat/Cool Adj	+ 10.30	Depreciation (56%)	- 7,862
Plumbing Adj	+ 4.77	Lump Sums	+ 96,878	Basement Adj	+ 0.00	RCNLD	= 77,963
Adj Base Cost	= 101.69	Lot Value	+ 174,841	Total Area	x 1,966	Indicated Value	= 199,923
		Value Per SqFt	88.93	Adjusted Cost	= 199,923		

Value Reconciliation
Selected Approach Cost Approach Improvements 96,878 Lot Value 77,963 Indicated Value 174,841 88.93 Per SqFt Agland Value Site Improvements 28,368 Total Value 203,209 103.36 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	8872	19x6		114	20.94	2,387
WODO	Wood Deck - Open	8874	26x20		520	15.12	7,862



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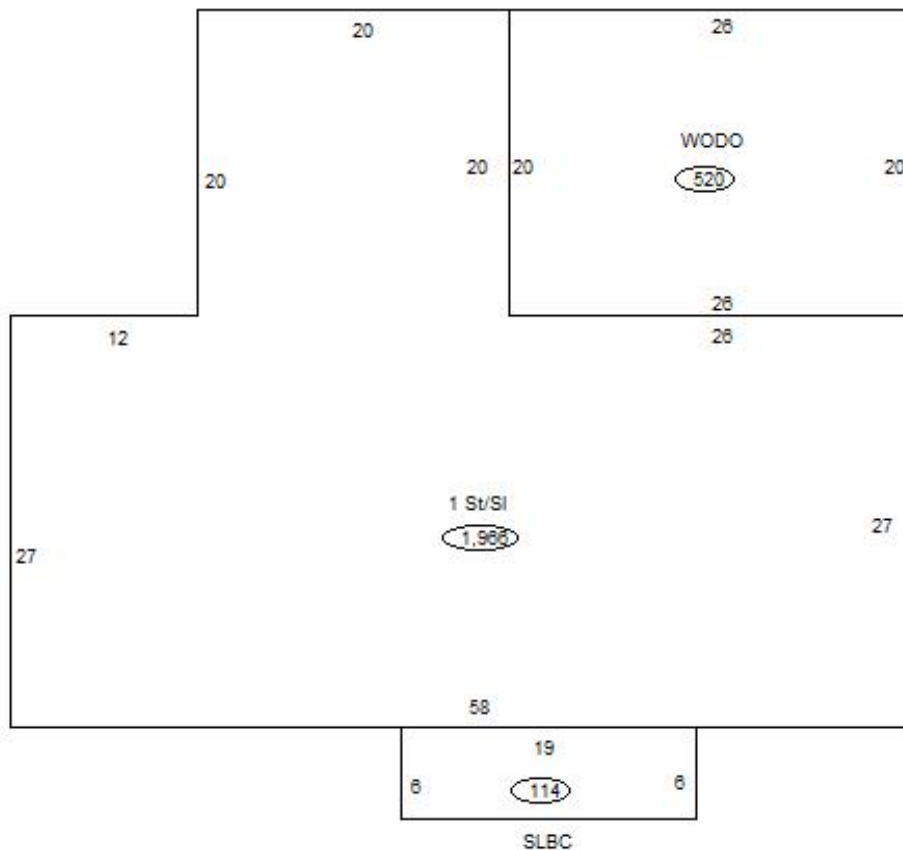
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Sketch Image

660003603



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	114	1.000	114
2	R	1	Slab	13	1 St/SI	1,966	1.000	1,966
3	M	WODO		13	WODO	520	1.000	520
Total Building Area						1,966		1,966



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x10	Concrete	Formed Metal	1,200
	Qual 2	Cond 3	Year 2013	Eff Age 10		
		Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
		Base Cost (29.55 x 1,200)	35,460	35,460	7,092	28,368