



# 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> 660003611 <b>Parcel ID</b> 000000-00-0-50090-002-0019 <b>Cadastral ID</b> 05-19-17-03960 <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> 346789 PHA, XAITSAV & YEE VANG & LAO CHER PHA 7 RIDING ST INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 00007 RIDING ST <b>Subdivision</b> MARTINS RANCH ACRES <b>Lot/Block</b> 0019 / 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>660003611_001.JPG 12/6/2025</p>																																																																																																																			
<b>Legal Description</b> Lat/Long: 36.14845256 -95.52339703 LOT 19 BLOCK 2 MARTINS RANCH ACRES																																																																																																																								
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Lot Data	Square-Foot - NBHD 1206 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9351	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	40,732.00 x 1.88 = 76,598	
Factor Value		
Adjustments	0.4896	
Lot Value	37,502	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,613 / 1,613
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,613
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1969 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	98,537	61.09	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	159,740		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,144		
Lot Value	37,502		
Indicated Value	139,646	86.58	Per SqFt
Agland Value			
Site Improvements	2,530		
Total Value	142,176	88.14	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.09	Total Misc Impr	+	6,968			
Roofing Adj	+ 3.73	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	189,156			
Heat/Cool Adj	+ 10.30	Depreciation ( 46%)	-	87,012			
Plumbing Adj	+ 7.83	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	102,144			
Adj Base Cost	= 112.95	Lot Value	+	37,502			
Total Area	x 1,613	Indicated Value	=	139,646			
Adjusted Cost	= 182,188	Value Per SqFt		86.58			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	Slab Porch - Covered	8905	14x4		56	21.12		1,183
PATO	Slab Porch - Open	8906	12x10		120	10.07		1,208



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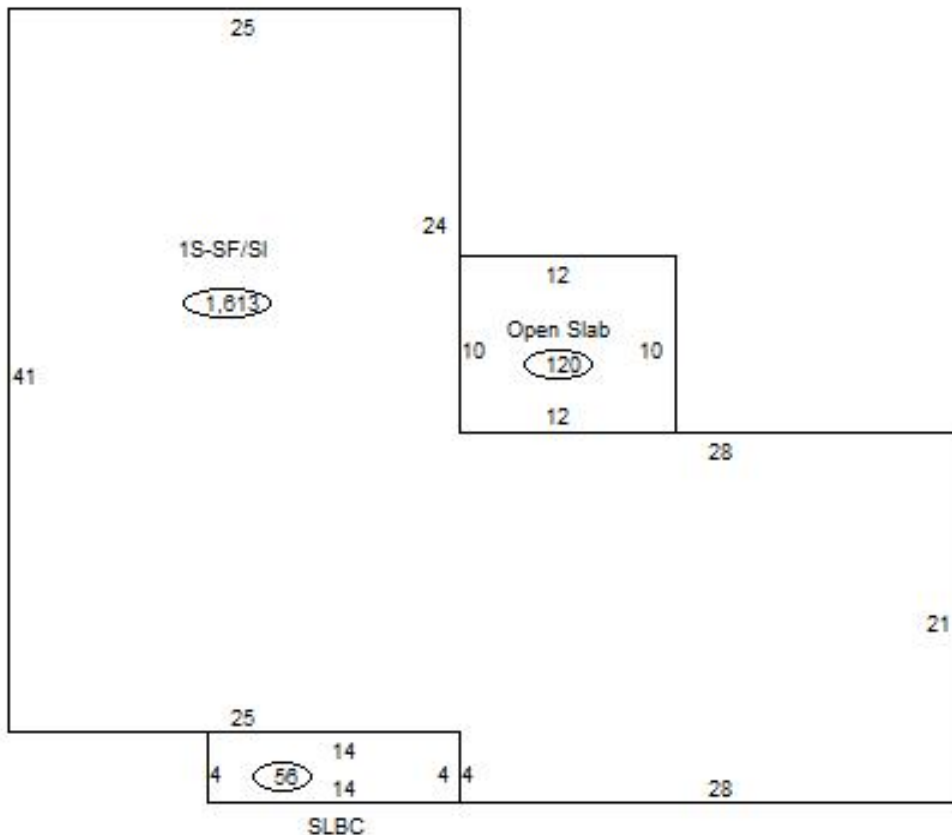
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Sketch Image

660003611



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,613	1.000	1,613
2	M	PRCH		13	SLBC	56	1.000	56
3	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						1,613		1,613



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x8	Plank	Formed Metal	192
	Qual	3	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 (24.40 x 192)		4,685		4,685 2,155		2,530