



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:06:45  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003615 <b>Parcel ID</b> 000000-00-0-50090-003-0003 <b>Cadastral ID</b> 05-19-17-04000 <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> 284342 HARRISON, KEVIN D &  KIMBERLY A 12 RIDING ST INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 00012 RIDING ST <b>Subdivision</b> MARTINS RANCH ACRES <b>Lot/Block</b> 0003 / 0003 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>660003615_002.JPG 12/6/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.14878012 -95.52456418 LOT 3 BLOCK 3 MARTINS RANCH ACRES																																																																																																																									
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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> 0.9399 <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> 40,942.00 x 1.88 = 76,913 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 76,913		 <p>660003615 11/12/25</p> <p>660003615_002.JPG 12/6/2025</p>

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>	20% Frame, Siding, Wood 80% Veneer, Masonry
<b>Base/Total Area</b>	1,643 / 1,643
<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>	1,643
<b>Fixture/RghIn</b>	12 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2001 / 19

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>	223,199	135.85	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	7		
<b>Indicated Value</b>	220,570		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	110.21	<b>Total Misc Impr</b>	+	14,614			
<b>Roofing Adj</b>	+ 4.89	<b>Garage Cost</b>	+	18,168			
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	=	255,721			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 22%)</b>	-	56,259			
<b>Plumbing Adj</b>	+ 10.26	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	199,462			
<b>Adj Base Cost</b>	= 135.69	<b>Lot Value</b>	+	76,913			
<b>Total Area</b>	x 1,643	<b>Indicated Value</b>	=	276,375			
<b>Adjusted Cost</b>	= 222,939	<b>Value Per SqFt</b>		168.21			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	199,462		
<b>Lot Value</b>	76,913		
<b>Indicated Value</b>	276,375	168.21	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	13,242		
<b>Total Value</b>	289,617	176.27	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	8919	15x12		180	26.36		4,745
PRCH	SLAB PORCH - COVERED	8920	161		161	26.42		4,254



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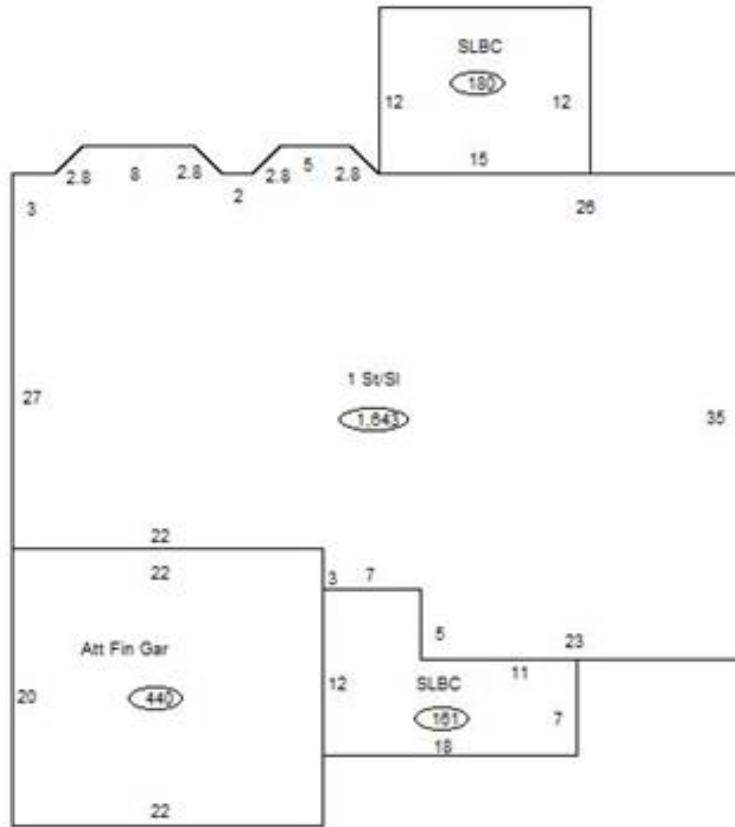
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Sketch Image

660003615



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,643	1.000	1,643
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	180	1.000	180
4	M	PRCH		13	SLBC	161	1.000	161
<b>Total Building Area</b>						1,643		1,643



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	50x30x10	Concrete	Composition Shingle	1,500
	Qual 2	Cond 3	Year 2000	Eff Age 20		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (17.31 x 1,500)		25,965	25,965	12,723		13,242