




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660003621 Parcel ID 000000-00-0-50090-003-0009 Cadastral ID 05-19-17-04060 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 160424 MANN, CHRISTOPHER ERIC BOX 158 INOLA OK 74036-0000 Parcel Location Situs 00036 RIDING ST Subdivision MARTINS RANCH ACRES Lot/Block 0009 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 1206 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>660003621 11/12/25</p> <p>660003621_001.JPG 12/6/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.15084321 -95.52453629 LOT 9 BLOCK 3 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	0.8556	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	37,270.00 x 1.92 = 71,405	
Factor Value		
Adjustments	1.0000	
Lot Value	71,405	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,501 / 1,501
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,501
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	713 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1969 / 43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	176,261 117.43 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	171,600 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.25	Total Misc Impr	+ 8,433				
Roofing Adj	+ 4.41	Garage Cost	+ 22,966				
Subfloor Adj	+ -1.15	Total RCN	= 220,420				
Heat/Cool Adj	+ 11.47	Depreciation (51%)	- 112,414				
Plumbing Adj	+ 6.95	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 108,006				
Adj Base Cost	= 125.93	Lot Value	+ 71,405				
Total Area	x 1,501	Indicated Value	= 179,411				
Adjusted Cost	= 189,021	Value Per SqFt	119.53				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	108,006
Lot Value	71,405
Indicated Value	179,411 119.53 Per SqFt
Agland Value	
Site Improvements	3,615
Total Value	183,026 121.94 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	8945	14x5		70	24.05		1,684
PATO	SLAB PORCH - OPEN	8946	16x10		160	10.33		1,653



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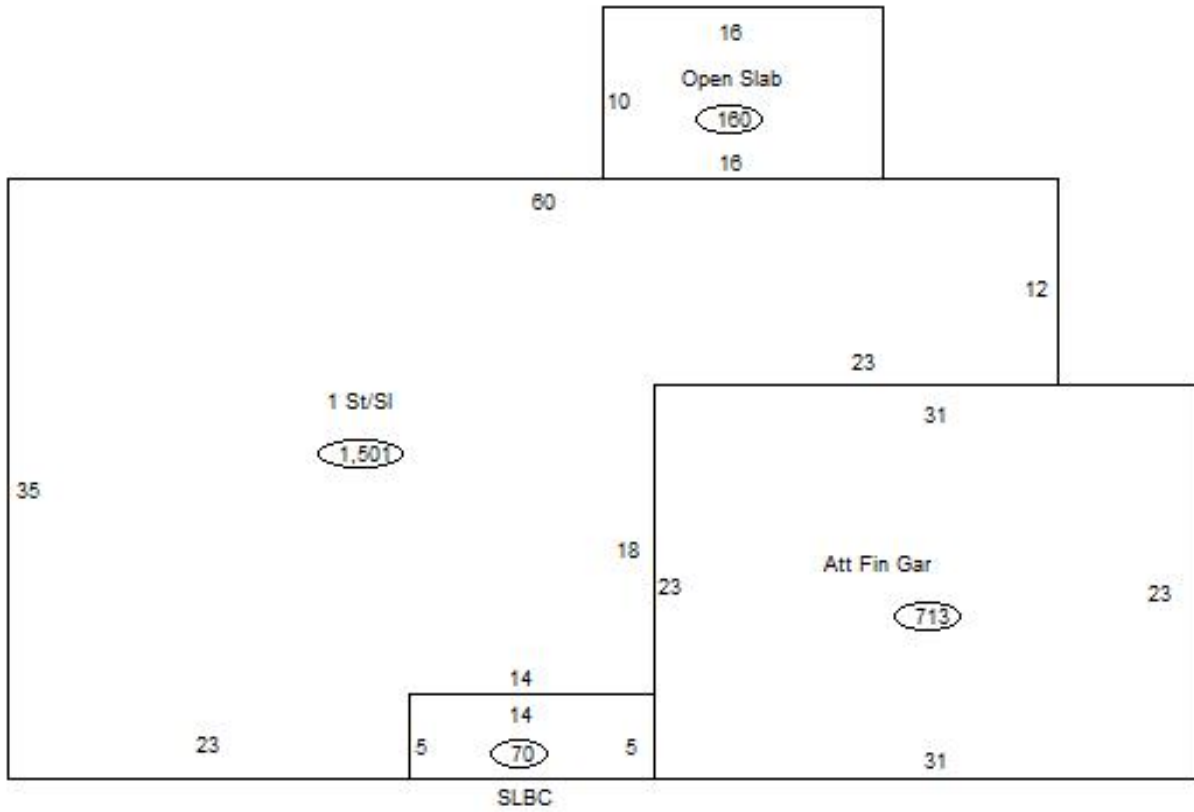
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Sketch Image

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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	1,501	1.000	1,501
2	G	5		13	Att Fin Gar	713	1.000	713
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PATO		13	Open Slab	160	1.000	160
Total Building Area						1,501		1,501



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x20x8	Plank	Formed Metal	320
	Qual	3	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (20.92 x 320)		6,694		6,694	3,079	3,615