



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003622 Parcel ID 000000-00-0-50090-003-0010 Cadastral ID 05-19-17-04070 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 160434 WORTHEAN, RONALD W 40 RIDING ST INOLA OK 74036-0000 Parcel Location Situs 00040 RIDING ST Subdivision MARTINS RANCH ACRES Lot/Block 0010 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 1206 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660003622 11/12/25</p> <p>660003622_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 1.0247 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,636.00 x 1.83 = 81,539 Factor Value Adjustments 1.0000 Lot Value 81,539		<p>660003622 11/12/25</p> <p>660003622_001.JPG 12/6/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,288 / 1,288
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	392 Attached Garage - Finished 1 Stalls
Remodel	
Year/Eff Age	1971 / 41

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 148,416 115.23 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 3 Indicated Value 133,180 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.50	Total Misc Impr	+ 2,872	Roofing Adj	+ 4.82	Garage Cost	+ 16,770
Subfloor Adj	+ 0.00	Total RCN	= 186,940	Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 87,862
Plumbing Adj	+ 8.93	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 99,078
Adj Base Cost	= 129.89	Lot Value	+ 81,539	Total Area	x 1,288	Indicated Value	= 180,617
		Value Per SqFt	140.23	Adjusted Cost	= 167,298		

Value Reconciliation
Selected Approach Cost Approach Improvements 99,078 Lot Value 81,539 Indicated Value 180,617 140.23 Per SqFt Agland Value Site Improvements Total Value 180,617 140.23 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	8949	18x6		108	26.59	2,872



Rogers

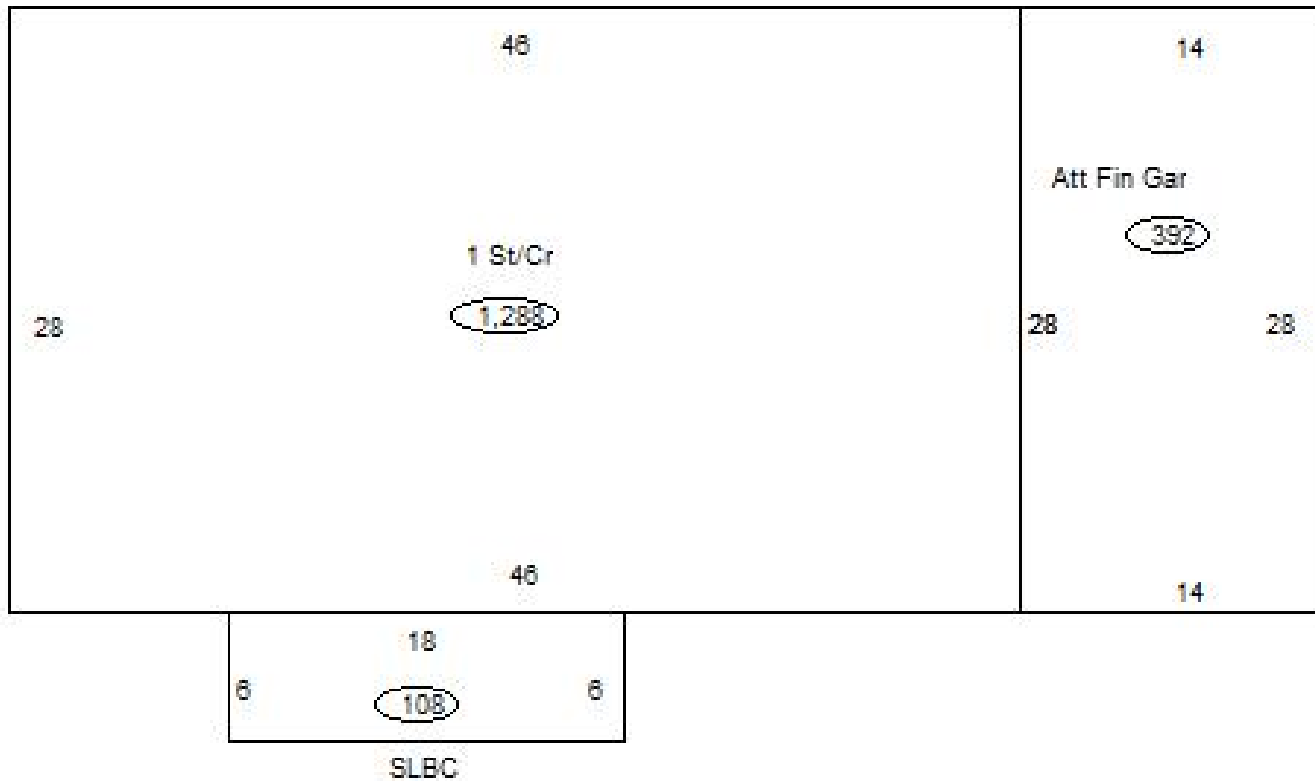
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Sketch Image

660003622



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,288	1.000	1,288
2	G	5		13	Att Fin Gar	392	1.000	392
3	M	PRCH		13	SLBC	108	1.000	108
Total Building Area						1,288		1,288