



# 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> 660003625 <b>Parcel ID</b> 19N17E-05-1-00000-000-0000 <b>Cadastral ID</b> 05-19-17-04100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> SCH VI Area 3 <b>Tax Area</b> 19 - INOLA OT <b>Name ID</b> 259662 SCHOOL PROPERTY INOLA  00000-0000  <b>Parcel Location</b> <b>Situs</b> 00450 B ST NW <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 30 - Acres <b>Sec/Twn/Rng</b> 5 / 19 / 17 / 1 <b>Neighborhood</b> 5558 - <b>School District</b> S005 - INOLA SCHOOLS					<p>660003625 12/05/25</p> <p>660003625_004.JPG 12/6/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.15602672 -95.51729213 SW SE NE & S2 SW NE																																																																																																																									
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities								
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments	0.0000							
Lot Value								
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model				
Year/Eff Age	/			Adjustment Model				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	<b>Value Reconciliation</b>				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	5,470			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	5,470 0.00 Total Value Per SqFt			
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data		Primary Image	
Lot Size	x		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Value Model			
Value Method			
Base Lot Value	x .00 =		
Factor Value	0		
Adjustments			
Lot Value			
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1120975
Total Building Area	75,523	Image Date	12/6/2025
Total Base Value	13,264,017	Name	004.JPG
Modifier Value		Description	660003625_004.JPG
Misc Improvements			
Replacement Cost New	13,264,017		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	9,437,820		
Economic Depreciation			
RCNLD (All Sources)	9,437,820		
Depreciated Improvements			
Outbuilding Value	90,340		
Total Improvement Value	9,528,160		
Land Value			
Cost Approach Value	9,528,160	126.16/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	90,340
Miscellaneous Income		Land Value	
Effective Gross Income (EGI)		Total Appraised Value	9,528,160 126.16/SqFt
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



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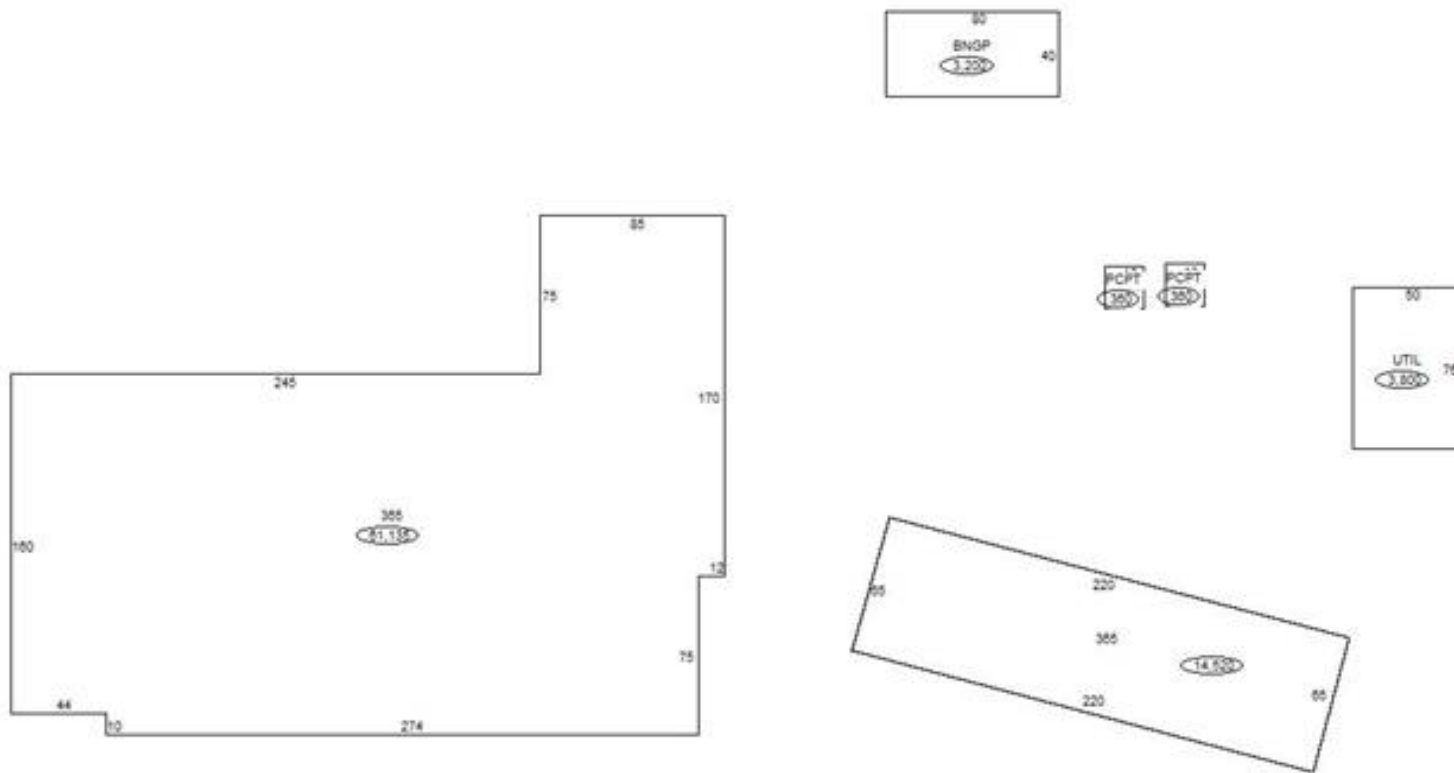
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### Sketch Image

660003625



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	365		67	365	61,135	1.000	61,135
2	C	365		67	365	14,520	1.000	14,520
3	O	PCPT		67	PCPT	360	1.000	360
4	O	PCPT		67	PCPT	360	1.000	360
5	O	UTIL		67	UTIL	3,800	1.000	3,800
6	O	BNGP		67	BNGP	3,200	1.000	3,200
<b>Total Building Area</b>						<b>75,655</b>		<b>75,655</b>



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Account 660003625  
Parcel ID 19N17E-05-1-00000-000-0000  
Cadastral ID 05-19-17-04100

Tax Area Code 19  
Property Class SCH  
Owners Name SCHOOL PROPERTY INOLA

### Building Data

Building ID 5197  
Building Sequence 1  
Occupancy 1 365 Elementary School (Entire) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 61,135  
Average Perimeter 1,150  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 1985  
Effective Age 21  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 82 - Stud Brick Veneer  
Heating/Cooling 10 - Complete HVAC  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 124.81  
Wall Cost 9.81  
HVAC Cost 39.58  
Basement Cost 0.00  
Total Base Cost 174.20  
Total Area 61,135  
Base RCN 10,649,717  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 10,649,717  
Physical Depreciation 32%  
Functional Depreciation  
Total Depreciation 32% (3,407,909)  
Total RCNLD 7,241,808  
Lump Sums  
Total Building Value 7,241,808 \$ 118.46 Per SqFt



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Account 660003625  
Parcel ID 19N17E-05-1-00000-000-0000  
Cadastral ID 05-19-17-04100

Tax Area Code 19  
Property Class SCH  
Owners Name SCHOOL PROPERTY INOLA

### Building Data

Building ID 5198  
Building Sequence 2  
Occupancy 1 365 Elementary School (Entire) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 14,388  
Average Perimeter 570  
Number Of Storys 1.00  
Average Wall Ht 10.00  
Year Built 2000  
Effective Age 13  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 10 - Complete HVAC  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 126.99  
Wall Cost 15.13  
HVAC Cost 39.58  
Basement Cost 0.00  
Total Base Cost 181.70  
Total Area 14,388  
Base RCN 2,614,300  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 2,614,300  
Physical Depreciation 16%  
Functional Depreciation  
Total Depreciation 16% (418,288)  
Total RCNLD 2,196,012  
Lump Sums  
Total Building Value 2,196,012 \$ 152.63 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	18x20x8	Gravel	Formed Metal	360
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.61 x 360)			1,660	880		780
PCPT	Carport - Portable - NCV		18x20x8	Gravel	Formed Metal	360
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.61 x 360)			1,660	880		780
UTIL	Utility Building		50x76x12	Concrete	Formed Metal	3,800
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (24.59 x 3,800)			93,442	23,361		70,081
BNGP	Barn - General Purpose		80x40x10	Base	Formed Metal	3,200
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1965	<b>Eff Age</b> 46		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (18.85 x 3,200)			60,320	41,621		18,699
<b>Total Site Improvement Value</b>						<b>90,340</b>



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			4.460	72	72	321	321
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84			25.540	202	202	5,149	5,149
<b>NTV PST Totals</b>						30.000			5,470	5,470
<b>Total Agland</b>						30.000			5,470	5,470