



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:00:55
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Assessment Data					Primary Image																																																																																																																				
Account 660003641 Parcel ID 20N17E-05-1-00000-000-0000 Cadastral ID 05-20-17-00100 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 323015 ROSALES, ADRIAN 25067 S 4205 RD INOLA OK 74036-0000 Parcel Location Situs 25067 S 4205 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 5 / 20 / 17 / 1 Neighborhood 2017 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.24680109 -95.51776131 S 616.80' N 1233.60' E 176.59' W 882.95' GOV'T LOT 2.																																																																																																																									
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Lot Data		Square-Foot - NBHD 2017 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable					
Non-Ag Acres					
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value	108,920.00 x .49 = 53,148				
Factor Value					
Adjustments	1.0000				
Lot Value	53,148				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	988 / 988
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	988
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	364 Attached Garage - Finished 1 Stalls
Remodel	
Year/Eff Age	1989 / 28



660003641_001.JPG 12/8/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	150,454	152.28	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	112.17	Total Misc Impr	+	644	
Roofing Adj	+ 6.25	Garage Cost	+	15,845	
Subfloor Adj	+ -2.55	Total RCN	=	158,968	
Heat/Cool Adj	+ 12.64	Depreciation (35%)	-	55,639	
Plumbing Adj	+ 15.70	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	103,329	
Adj Base Cost	= 144.21	Lot Value	+	53,148	
Total Area	x 988	Indicated Value	=	156,477	
Adjusted Cost	= 142,479	Value Per SqFt		158.38	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	103,329		
Lot Value	53,148		
Indicated Value	156,477	158.38	Per SqFt
Agland Value			
Site Improvements	9,452		
Total Value	165,929	167.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8987	6x4		24	26.85		644



Rogers

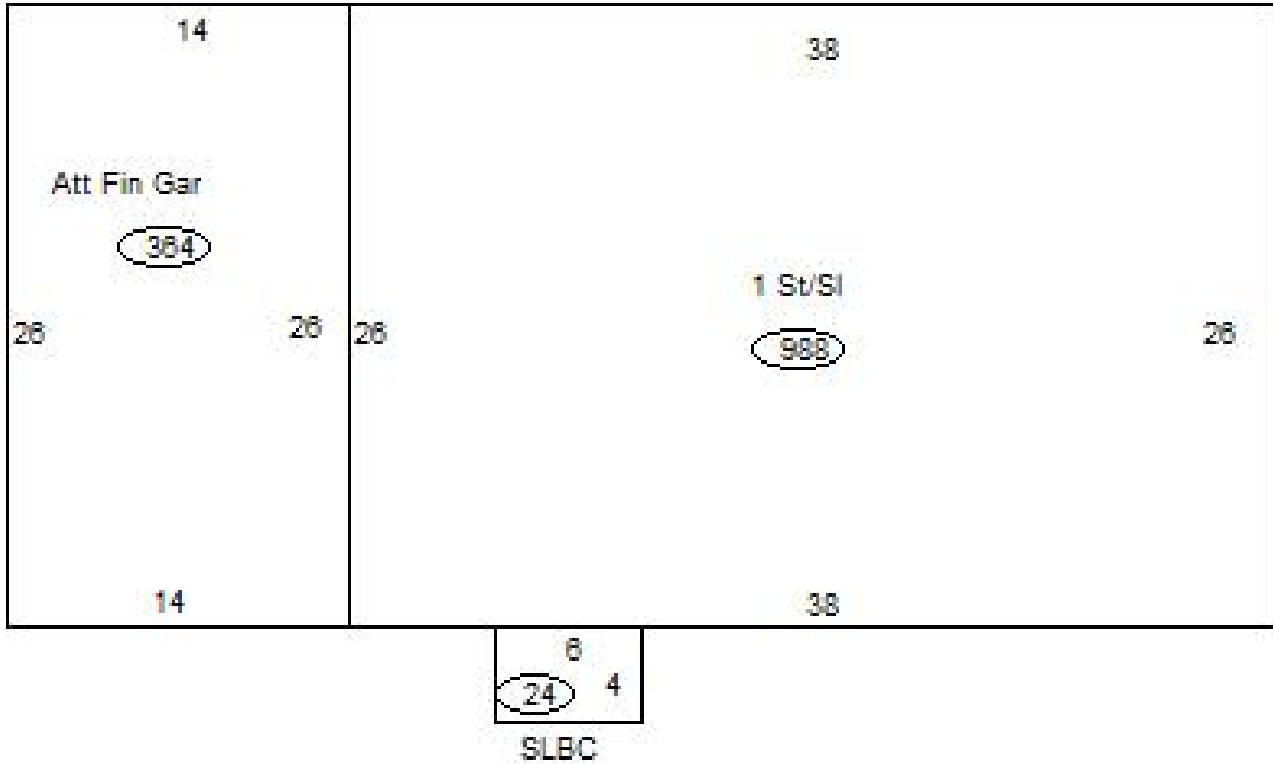
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Sketch Image

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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	988	1.000	988
2	G	5		13	Att Fin Gar	364	1.000	364
3	M	PRCH		13	SLBC	24	1.000	24
Total Building Area						988		988



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	34x36x8	Dirt	Galvanized Metal	1,224
	Qual 3	Cond 3	Year 1980	Eff Age 35		
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)		RCNLD
Base Cost (19.80 x 1,224)		24,235	24,235	14,783		9,452