



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:59:41
Page 1

Assessment Data					Primary Image																																																																																																																			
Account 660003649 Parcel ID 20N17E-05-1-00000-000-0000 Cadastral ID 05-20-17-00310 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 328653 PETERSON, BRIAN R & CHERYL M REVOCABLE TRUST 25300 S 4210 RD INOLA OK 74036-0000 Parcel Location Situs 25300 S 4210 RD Subdivision Lot/Block / Parcel Size 30 - Acres Sec/Twn/Rng 5 / 20 / 17 / 1 Neighborhood 2017 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>660003649 12/08/25</p> <p>660003649_003.JPG 12/8/2025</p>																																																																																																																			
Legal Description Lat/Long: 36.24494661 -95.51489806 N2 SE NE & NE SW NE																																																																																																																								
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Rogers

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Date 04/17/2026
 Time 02:59:41
 Page 2

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,117 / 2,117
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,117
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1996 / 23

660003649	12/08/25
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	86.91	Total Misc Impr	+ 25,037	Roofing Adj	+ 4.71	Garage Cost	+ 0
Subfloor Adj	+ -1.06	Total RCN	= 258,775	Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 77,633
Plumbing Adj	+ 8.38	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 181,142
Adj Base Cost	= 110.41	Lot Value	+ 181,142	Total Area	x 2,117	Indicated Value	= 181,142
Adjusted Cost	= 233,738	Value Per SqFt	85.57				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	181,142		
Lot Value			
Indicated Value	181,142	85.57	Per SqFt
Agland Value	3,668		
Site Improvements	34,875		
Total Value	400,827	189.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2001	1	0.00		
PRCH	SLAB PORCH - COVERED	9000	48x6		288	23.29		6,708
PRCH	SLAB PORCH - COVERED	9001	11x8		88	23.99		2,111
EPSW	ENCLOSED PORCH - SOLID WALL	9002	24x11		264	61.43		16,218



Rogers

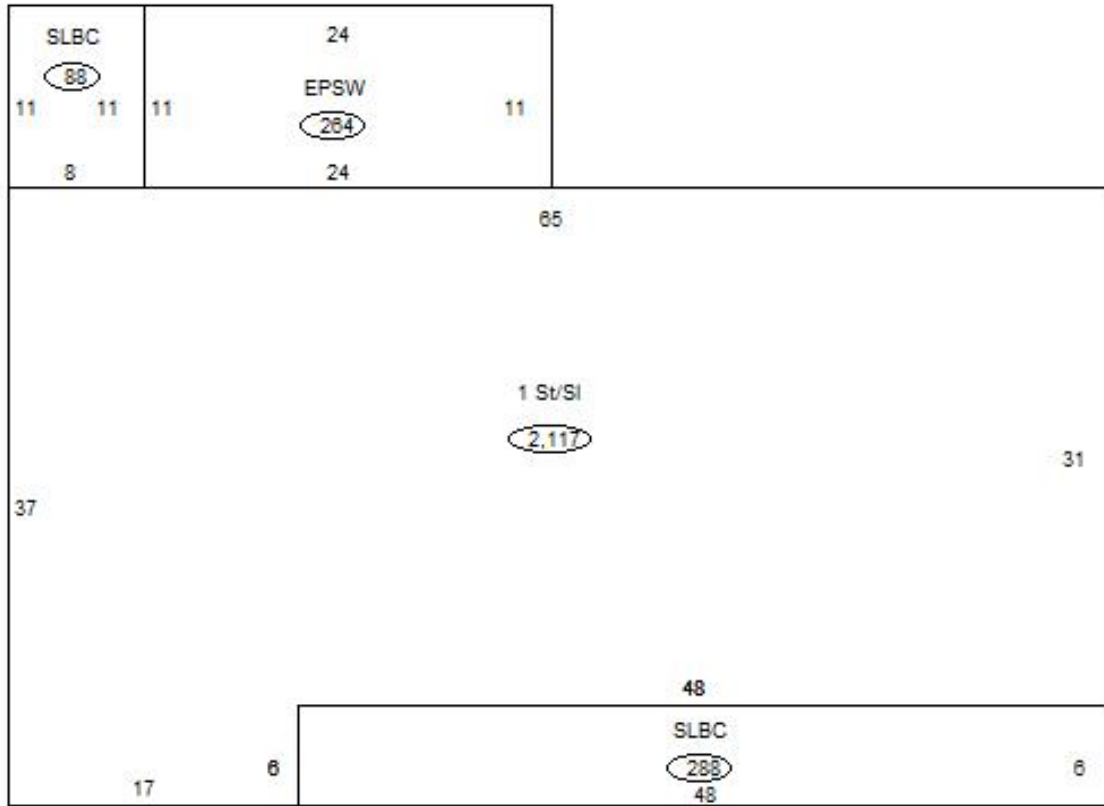
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Date 04/17/2026
 Time 02:59:41
 Page 3

Sketch Image

660003649



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,117	1.000	2,117
2	M	PRCH		13	SLBC	288	1.000	288
3	M	PRCH		13	SLBC	88	1.000	88
4	M	EPSW		13	EPSW	264	1.000	264
Total Building Area						2,117		2,117



Rogers

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Date 04/17/2026
 Time 02:59:41
 Page 4

660003649

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	LOAFING SHED	10x12x8	Dirt	Formed Metal	120
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 120)		818		818 262	556
	CPDT	Carport - Detached	18x18x10	Gravel	Formed Metal	324
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (7.05 x 324)		2,284		2,284 982	1,302
	LNT0	LEAN-TO	30x30x8	Dirt	Formed Metal	900
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (7.61 x 900)		6,849		6,849 3,561	3,288
	BNGP	Barn - General Purpose	60x28x10	Dirt	Formed Metal	1,680
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (20.56 x 1,680)		34,541		34,541 16,925	17,616
	BNGP	Barn - General Purpose	30x30x10	Concrete	Formed Metal	900
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (26.39 x 900)		23,751		23,751 11,638	12,113



Rogers

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Date 04/17/2026
Time 02:59:41
Page 5

Agland Inventory

660003649

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			.093	122	122	11	11
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			10.994	54	54	594	594
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			6.896	192	192	1,324	1,324
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.733	168	168	123	123
DWA	DWIGHT SILT LOAM 0-1% SLO	NTV PST	50			7.093	120	120	851	851
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			.014	216	216	3	3
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76			4.177	182	182	762	762
NTV PST Totals						30.000			3,668	3,668
Total Agland						30.000			3,668	3,668