



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660003654 Parcel ID 20N17E-05-1-00000-000-0000 Cadastral ID 05-20-17-00800 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 342396 BUDLER, NICHOLAS & GRACE 25158 S 4210 RD INOLA OK 74036-0000 Parcel Location Situs 25158 S 4210 RD Subdivision Lot/Block / Parcel Size 44.86 - Acres Sec/Twn/Rng 5 / 20 / 17 / 1 Neighborhood 2017 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS					<p style="text-align: right; color: orange;">04/12/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-12\IMG_007: 4/12/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.24761014 -95.51419493 N 1233.35', E 1584.54' OF GOV'T LOT 1																																																																																																																									
Exemptions <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>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Building Permits <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>R25</td> <td>NEW SFR</td> <td>02/2025</td> <td></td> <td></td> </tr> <tr> <td>R24</td> <td>R25 NEW BARN</td> <td>03/2024</td> <td>05/2024</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25	NEW SFR	02/2025			R24	R25 NEW BARN	03/2024	05/2024																																																																																								
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Lot Data Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



50X54 BARN 5/9/2024

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	5,018
Site Improvements	81,565
Total Value	86,583 0.00 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	50x54x10	Base	Formed Metal	2,700
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (18.63 x 2,700)	50,301	50,301	1,509	48,792
	UTIL	Shop Building	20x45x8	Concrete	Formed Metal	900
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (31.86 x 900)	28,674	28,674	860	27,814
	LNT0	LEAN-TO	6x54x8	Dirt	Formed Metal	324
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD
		Base Cost (10.50 x 324)	3,402	3,402	408	2,994
	PCPT	Carport - Portable - NCV	18x20x8	Base	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.61 x 360)	1,660	1,660	1,660	
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (18.95 x 192)	3,638	3,638	1,673	1,965



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

Residential Data	
Type	6 Mobile Home 67 x 14
Condition	5 - Very Good
Quality	5.2 - Very Good
Architecture	6 MS ADJ
Style	45% Single Wide 55% Add On - Average Finish
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,077 / 2,077
Style	45% Single Wide - 55% Add On - Average Finish
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,139
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 21

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	37.33	Total Misc Impr	+ 1,742				
Roofing Adj	+ 4.02	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 125,407				
Heat/Cool Adj	+ 3.40	Depreciation (50%)	- 62,704				
Plumbing Adj	+ 14.79	Lump Sums	+ 14,113				
Basement Adj	+ 0.00	RCNLD	= 76,816				
Adj Base Cost	= 59.54	Lot Value	+ 0				
Total Area	x 2,077	Indicated Value	= 76,816				
Adjusted Cost	= 123,665	Value Per SqFt	36.98				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	76,816		
Lot Value			
Indicated Value	76,816	36.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	76,816	36.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	136330	9x8		72	24.19		1,742
WODO	Wood Deck - Open	136332	303		303	24.35		7,378
WODC	Wood Deck - Covered	156730	11x9		99	68.03		6,735



Rogers

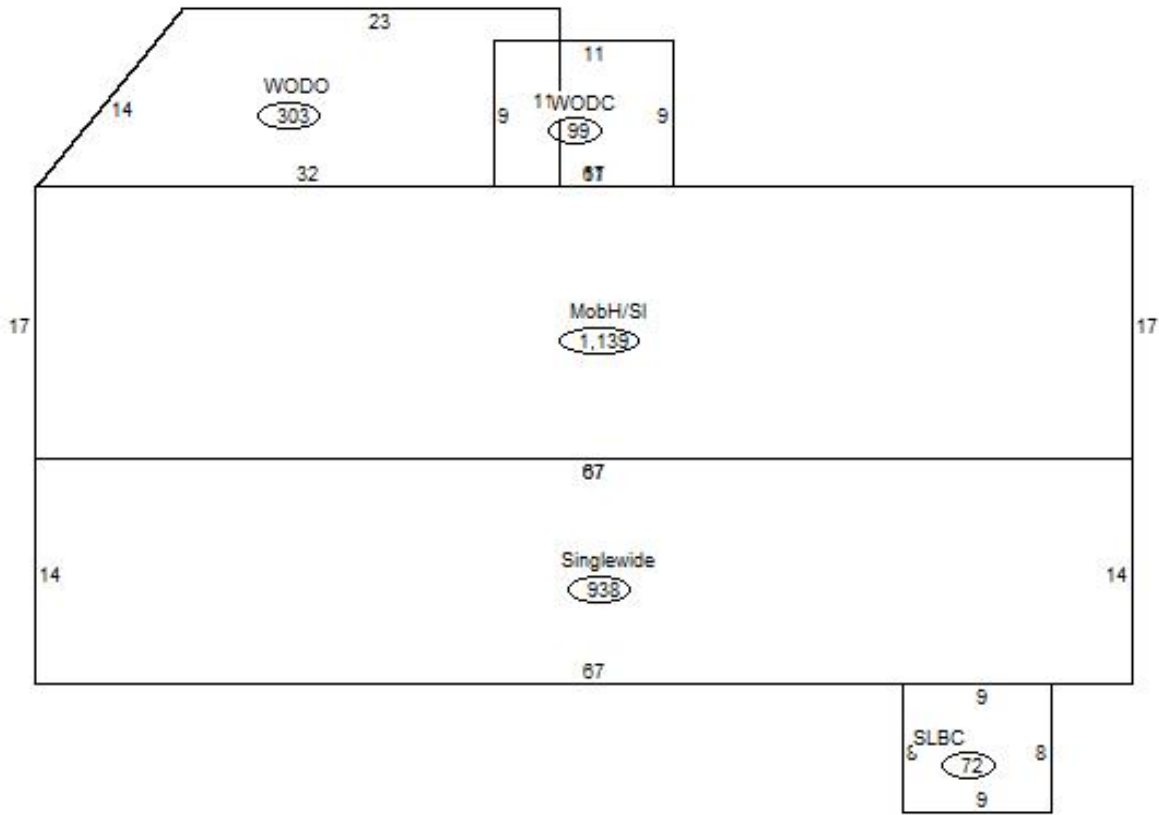
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		13	Singlewide	938	1.000	938
2	M	PRCH		13	SLBC	72	1.000	72
3	R	20	Slab	13	MobH/SI	1,139	1.000	1,139
4	M	WODO		13	WODO	303	1.000	303
5	M	WODC		13	WODC	99	1.000	99
Total Building Area						2,077		2,077



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			10.681	122	122	1,307	1,307
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			20.143	54	54	1,088	1,088
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			4.636	192	192	890	890
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			1.467	168	168	246	246
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			4.209	192	192	808	808
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76			3.724	182	182	679	679
NTV PST Totals						44.860			5,018	5,018
Total Agland						44.860			5,018	5,018