




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 06:05:58  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004808 <b>Parcel ID</b> 000000-00-0-00048-001-0003 <b>Cadastral ID</b> 06-19-17-00970 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 343912 OLSON, ERIK & ALLYSSA POTTER  16150 E 590 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 16150 E 590 RD <b>Subdivision</b> BINAM ACRES TWO <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 19 / 17 / 5 <b>Neighborhood</b> 1093 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS					 <p>660004808_002.JPG 12/4/2025</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.16156742 -95.54455504 LOT 3 BLOCK 1 BINAM ACRES TWO																																																																																																																									
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Lot Data	Square-Foot - NBHD 1093 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.9334	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	127,779.00 x .72 = 92,639	
Factor Value		
Adjustments	1.2962	
Lot Value	120,081	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,724 / 1,724
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,724
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2004 / 17

660004808_002.JPG	12/4/2025
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	222,667	129.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	32,280		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.21	Total Misc Impr	+	18,269			
Roofing Adj	+ 4.85	Garage Cost	+	18,200			
Subfloor Adj	+ -2.31	Total RCN	=	257,417			
Heat/Cool Adj	+ 12.64	Depreciation ( 19%)	-	48,909			
Plumbing Adj	+ 9.77	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	208,508			
Adj Base Cost	= 128.16	Lot Value	+	120,081			
Total Area	x 1,724	Indicated Value	=	328,589			
Adjusted Cost	= 220,948	Value Per SqFt		190.60			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	208,508		
Lot Value	120,081		
Indicated Value	328,589	190.60	Per SqFt
Agland Value			
Site Improvements	2,671		
Total Value	331,260	192.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	12140	23x5		115	26.57		3,056
PATO	SLAB PORCH - OPEN	12141	62x18		1,116	8.60		9,598



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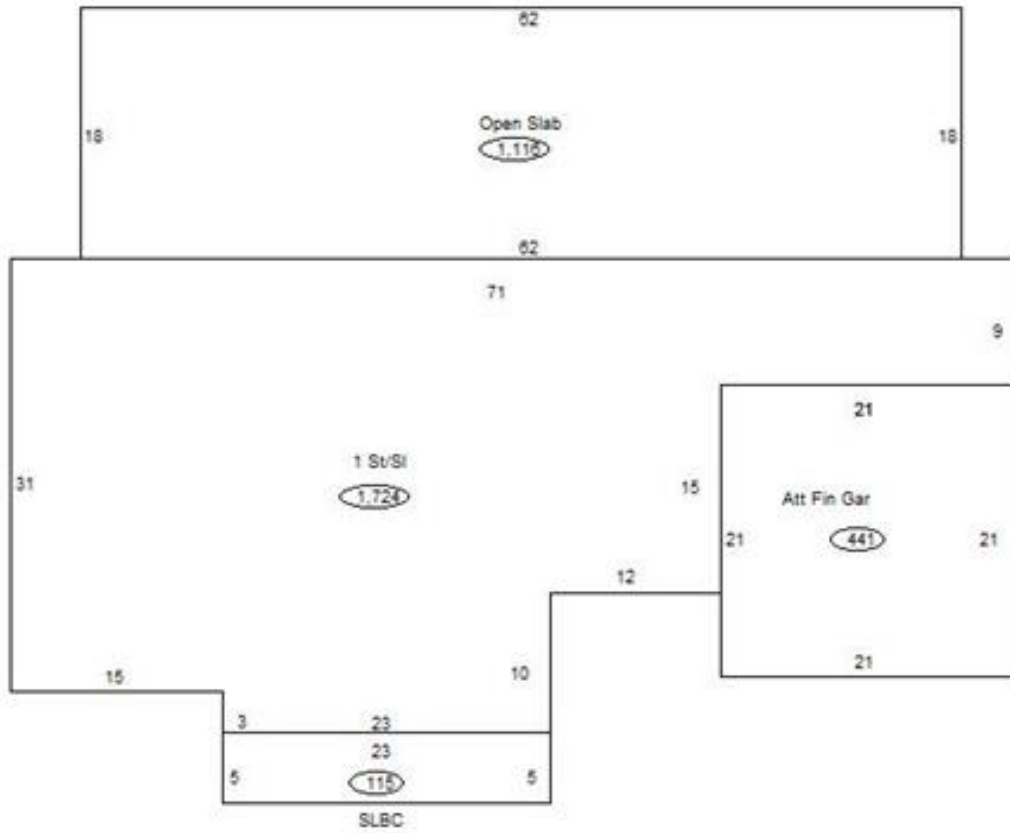
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Sketch Image

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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	1,724	1.000	1,724
2	G	5		13	Att Fin Gar	441	1.000	441
3	M	PRCH		13	SLBC	115	1.000	115
4	M	PATO		13	Open Slab	1,116	1.000	1,116
<b>Total Building Area</b>						1,724		1,724



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	LOAFING SHED	24x24x8	Dirt	Formed Metal	576
	Qual 3	Cond 3	Year 2017	Eff Age 7		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (32% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.82 x 576)		3,928		3,928 1,257		2,671