




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	660010284				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\102_1006\IMG_0062. 10/7/2021</p>									
Parcel ID	19N16E-10-1-00000-000-0000													
Cadastral ID	10-19-16-00310													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	267903													
POWELL, KARLA J														
32240 S 4170 RD INOLA OK 74036-0000														
Parcel Location														
Situs	32240 S 4170 RD													
Subdivision														
Lot/Block	/	Parcel Size	20 - Acres											
Sec/Twn/Rng	10 / 19 / 16 / 1													
Neighborhood	1916 - UNPLATTED													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.14333931 -95.58520829														
Building Permits														
N2 SE NE														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	1102/241	SHRIER, TIMOTHY	03/10/1998	87,000	Yes					
H	Homestead	No	1,000		923/730	SHRIER, TIMOTHY	07/26/1993	0	No					

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax
Remove Cap	1999	Land Value	3,831	3,831	11%	421	Assessed	52,136	4,174.01
Year Frozen	0	Improvements	470,138	470,138		51,715	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00
TIF Project ID	0	Total Value	473,969	473,969		52,136	Total Taxable	51,136	4,094.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660010284	POWELL, KARLA J	2	462,000	1000	49,820	3,989.00	
2024	2024-660010284	POWELL, KARLA J	2	482,438	1000	52,068	4,187.00	
2023	2023-660010284	POWELL, KARLA J	2	476,984	1000	51,468	4,145.00	
2022	2022-660010284	POWELL, KARLA J	2	482,498	1000	50,832	4,123.00	
2021	2021-660010284	POWELL, KARLA J	2	463,301	1000	49,322	3,952.00	
2020	2020-660010284	POWELL, KARLA J	2	454,623	1000	47,856	3,866.00	
2019	2019-660010284	POWELL, KARLA J	2	432,992	1000	46,433	3,836.00	
2018	2018-660010284	POWELL, KARLA J	2	447,351	1000	45,053	3,761.00	
2017	2017-660010284	POWELL, KARLA J	2	443,929	0	44,711	3,762.00	
2016	2016-660010284	POWELL, KARLA J	2	431,383	0	43,408	3,693.00	
2015	2015-660010284	POWELL, KARLA J	2	383,133	0	42,144	3,657.00	
2014	2014-660010284	POWELL, KARLA J	2	420,997	1000	39,918	3,584.00	
2013	2013-660010284	POWELL, KARLA J	2	370,337	1000	38,726	3,262.00	




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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\102_1006\IMG_0062. 10/7/2021</p>				
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								
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	3 - Average							
Architecture	TRAD TRADITIONAL							
Style	100% 1 1/2 Story Finished							
Exterior Wall	100% Veneer, Masonry							
Base/Total Area	2,706 / 4,784							
Style	100% 1 1/2 Story Finished							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	2,706							
Fixture/RghIn	17 /							
Bed/F/H Bath	4 / 4.0 /							
Basement Area								
Garage Type	918 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	1999 / 20							
Cost Approach		Manual : 01/2025						
Base Cost	85.87	Total Misc Impr	+	35,021				
Roofing Adj	+ 2.52	Garage Cost	+	27,347				
Subfloor Adj	+ -1.19	Total RCN	=	563,540				
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	129,614				
Plumbing Adj	+ 4.92	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	433,926				
Adj Base Cost	= 104.76	Lot Value	+					
Total Area	x 4,784	Indicated Value	=	433,926				
Adjusted Cost	= 501,172	Value Per SqFt		90.70				
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	433,926							
Lot Value								
Indicated Value	433,926		90.70	Per SqFt				
Agland Value	3,831							
Site Improvements	36,212							
Total Value	473,969		99.07	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
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	23867	333		333	25.89		8,621
PRCH	SLAB PORCH - COVERED	23868	602		602	25.20		15,170



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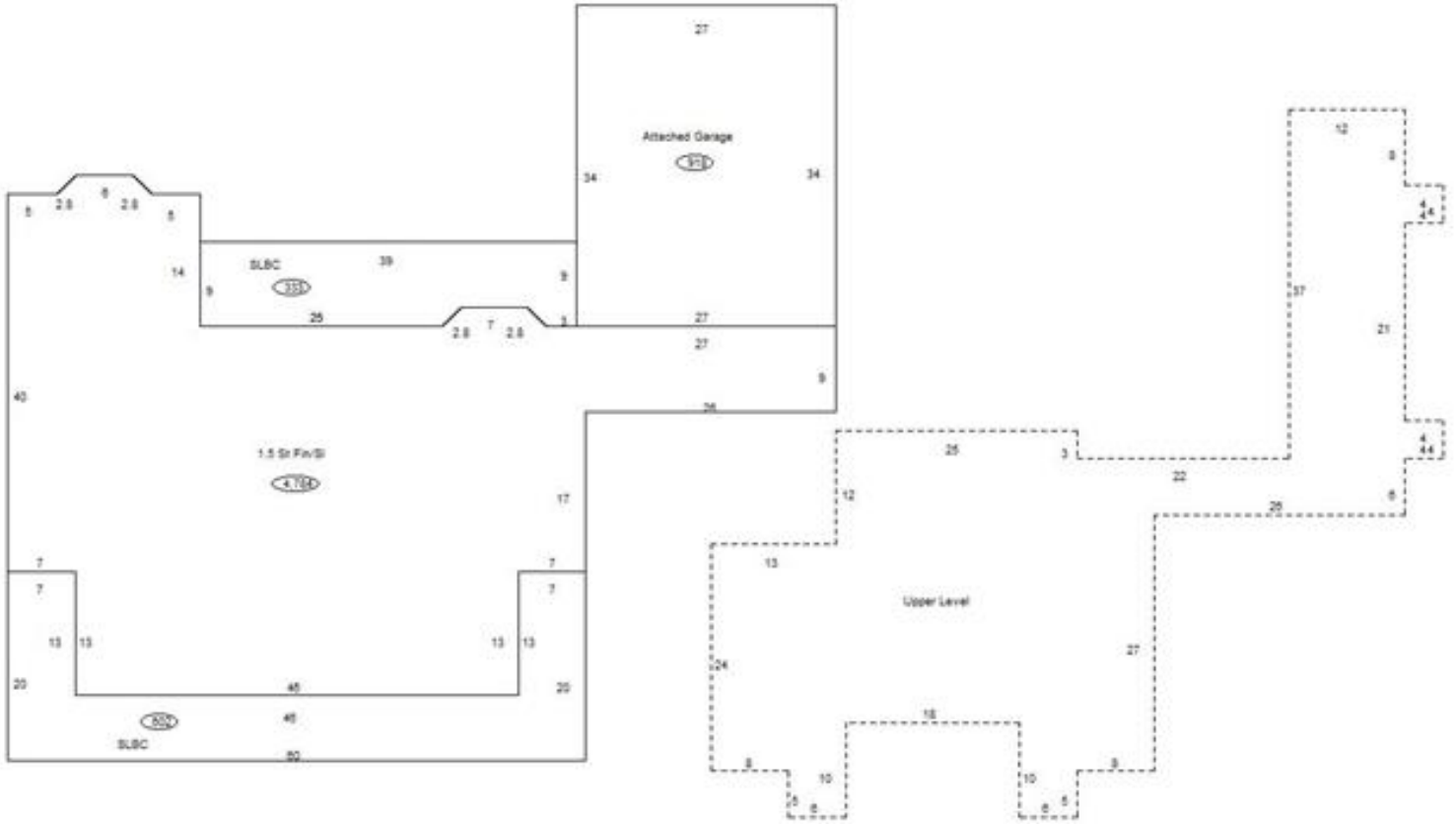
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,706	1.768	4,784
2	G	1		13	Attached Garage	918	1.000	918
3	M	PRCH		13	SLBC	333	1.000	333
4	M	PRCH		13	SLBC	602	1.000	602
5	U	^UL	Overhang	13	Upper Level	2,078	1.000	2,078
Total Building Area						2,706		4,784



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	12x20x8	Dirt	Formed Metal	240
	Qual	3 Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD
Base Cost (4.43 x 240)	1,063		1,063	840	223

	UTIL	Utility Building	40x60x14	Concrete	Formed Metal	2,400
	Qual	3 Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (27.07 x 2,400)	64,968		64,968	31,834	33,134

	LNT0	Lean To - Attached	12x60x12	Concrete	Formed Metal	720
	Qual	3 Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
Base Cost (12.79 x 720)	9,209		9,209	6,354	2,855



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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
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80		0	6.750	224	224	1,512	1,512
OS	OSAGE CLAY	IMP PST	58		0	1.000	162	162	162	162
RVC	RIVERTON GRAVELLY LOAM 3-	IMP PST	61		0	11.250	171	171	1,922	1,922
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84		0	1.000	235	235	235	235
IMP PST Totals						20.000			3,831	3,831
Total Agland						20.000			3,831	3,831