




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 660010412 Parcel ID 20N16E-10-4-00000-000-0000 Cadastral ID 10-20-16-00900 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 325436 LOUDERBACK, KEITH J & EVELYN L-TRUSTEES PO BOX 806 CLAREMORE OK 74018-0000 Parcel Location Situs 26616 S 4170 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 10 / 20 / 16 / 4 Neighborhood 2016 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-20\IM 10/20/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.22257476 -95.58378743 TR IN SE SE, BEG AT NE/C S2 N2 SE SE, W 435.60', S 500' E 435.60' N 500' TO POB																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	5.2188	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	227,332.00 x .40 = 91,232	
Factor Value		
Adjustments	1.0000	
Lot Value	91,232	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,101 / 2,521
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,101
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	596 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1984 / 25

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-20\IM 10/20/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	395,993	157.08	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	101.27	Total Misc Impr	+	14,370			
Roofing Adj	+ 4.43	Garage Cost	+	28,554			
Subfloor Adj	+ -2.83	Total RCN	=	361,099			
Heat/Cool Adj	+ 14.47	Depreciation (31%)	-	111,941			
Plumbing Adj	+ 8.87	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	249,158			
Adj Base Cost	= 126.21	Lot Value	+	91,232			
Total Area	x 2,521	Indicated Value	=	340,390			
Adjusted Cost	= 318,175	Value Per SqFt		135.02			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	249,158		
Lot Value	91,232		
Indicated Value	340,390	135.02	Per SqFt
Agland Value			
Site Improvements	95,600		
Total Value	435,990	172.94	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	24257	20x12		240	28.67		6,881
PRCH	SLAB PORCH - COVERED	24258	36		36	29.42		1,059



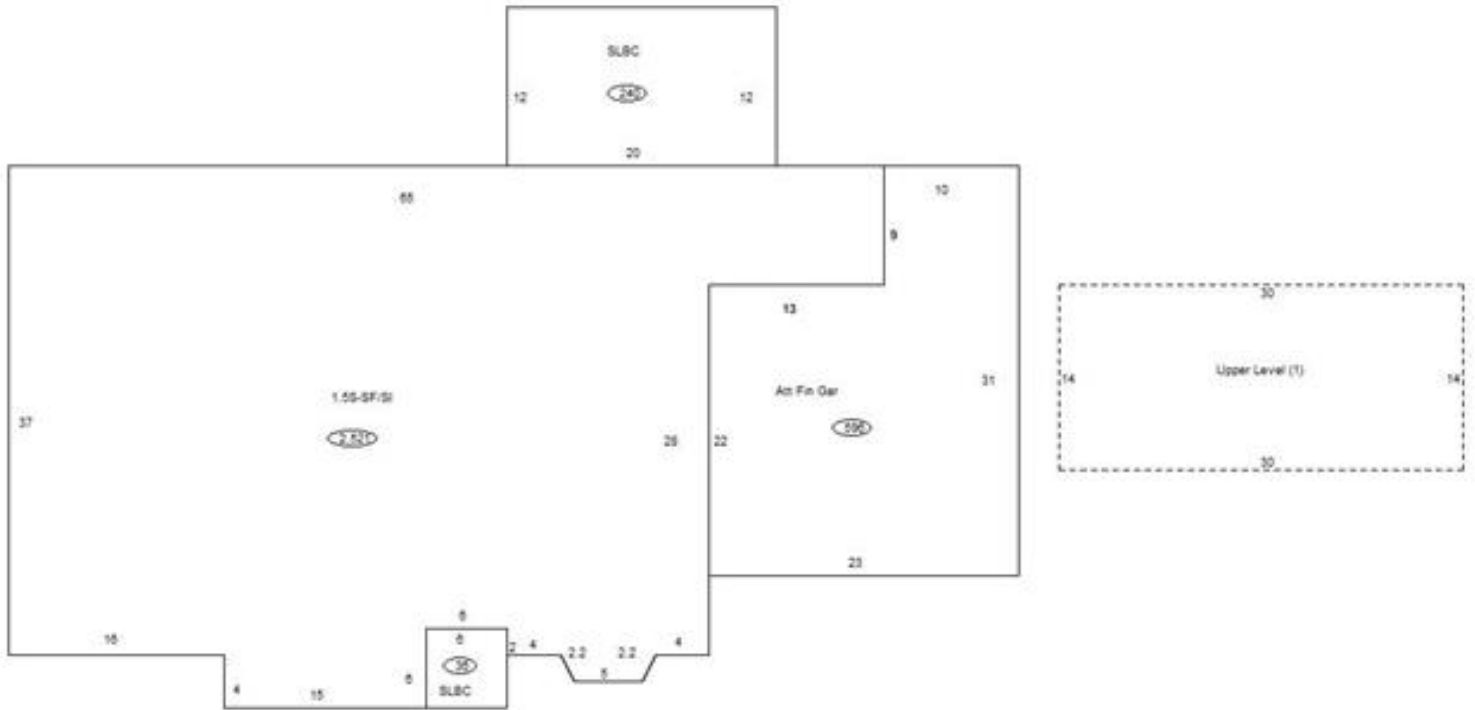
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5S-SF/SI	2,101	1.200	2,521
2	G	5		10	Att Fin Gar	596	1.000	596
3	M	PRCH		10	SLBC	240	1.000	240
4	M	PRCH		10	SLBC	36	1.000	36
5	U	^UL		10	Upper Level (1)	420	1.000	420
Total Building Area						2,101		2,521



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	Loafing Shed	18x36x6	Dirt	Formed Metal	648	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
		Base Cost (6.82 x 648)	4,419		4,419	1,635	2,784
	BNGP	Barn - General Purpose	40x60x10	Base	Formed Metal	2,400	
	Qual	3	Cond 3	Year 2013	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
		Base Cost (19.05 x 2,400)	45,720		45,720	9,144	36,576
	LNT0	Lean To - Attached	15x60x8	Dirt	Formed Metal	900	
	Qual	3	Cond 3	Year 2013	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD	
		Base Cost (7.61 x 900)	6,849		6,849	3,219	3,630
	UTIL	Utility Building	40x50x10	Concrete	Formed Metal	2,000	
	Qual	3	Cond 3	Year 2013	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
		Base Cost (26.11 x 2,000)	52,220		52,220	10,444	41,776
	LOAF	LOAFING SHED	20x32x6	Base	Formed Metal	640	
	Qual	3	Cond 3	Year 2013	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (42% Phys/ % Func)	RCNLD	
		Base Cost (6.82 x 640)	4,365		4,365	1,833	2,532
	LOAF	Loafing Shed	12x35x6	Dirt	Formed Metal	420	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD	
		Base Cost (6.82 x 420)	2,864		2,864	1,317	1,547
	GRDT	GARAGE - DETACHED	15x35x8	Base	Composition Shingle	525	
	Qual	3	Cond 3	Year 1984	Eff Age 32		
	Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD	
		Base Cost (28.83 x 525)	15,136		15,136	8,779	6,357



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x6	Plank	Composition Shingle	80
	Qual	2	Cond 3	Year 1984	Eff Age 32	
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (24.87 x 80)	1,990		1,990	1,592
						398