



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 660011405 Parcel ID 19N17E-11-2-00000-000-0000 Cadastral ID 11-19-17-00230 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 303418 LEONARD, MINDI R & CALEB C 32459 S 4230 RD INOLA OK 74036-0000 Parcel Location Situs 32459 S 4230 RD Subdivision Lot/Block / Parcel Size 15 - Acres Sec/Twn/Rng 11 / 19 / 17 / 2 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0706\IMG_0024. 7/16/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.14124068 -95.47355928 S2 S2 SW NW & S2 N2 S2 SW NW																																																																																																																									
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0706\IMG_0024. 7/16/2021</p>				
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY FLOOD ZONE							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type	1 Single Family Residence							
Condition	4 - Good							
Quality	3 - Average							
Architecture	TRAD TRADITIONAL							
Style	59% 1 1/2 Story Finished 41% One Story							
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Stone							
Base/Total Area	2,032 / 2,720							
Style	59% 1 1/2 Story Finished - 41% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	2,032							
Fixture/RghIn	14 /							
Bed/F/H Bath	5 / 2.5 /							
Basement Area								
Garage Type								
Remodel	RMA -							
Year/Eff Age	1994 / 14							
Cost Approach		Manual : 01/2025						
Base Cost	84.80	Total Misc Impr	+	12,991				
Roofing Adj	+ 3.26	Garage Cost	+					
Subfloor Adj	+ -1.56	Total RCN	=	302,181				
Heat/Cool Adj	+ 12.64	Depreciation (14%)	-	42,305				
Plumbing Adj	+ 7.18	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	259,876				
Adj Base Cost	= 106.32	Lot Value	+					
Total Area	x 2,720	Indicated Value	=	259,876				
Adjusted Cost	= 289,190	Value Per SqFt		95.54				
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements	259,876							
Lot Value								
Indicated Value	259,876	95.54	Per SqFt					
Agland Value	2,917							
Site Improvements	34,021							
Total Value	296,814	109.12	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	126172	30x8		240	26.18		6,283
PATO	Slab Porch - Open	151575	30x26		780	8.60		6,708



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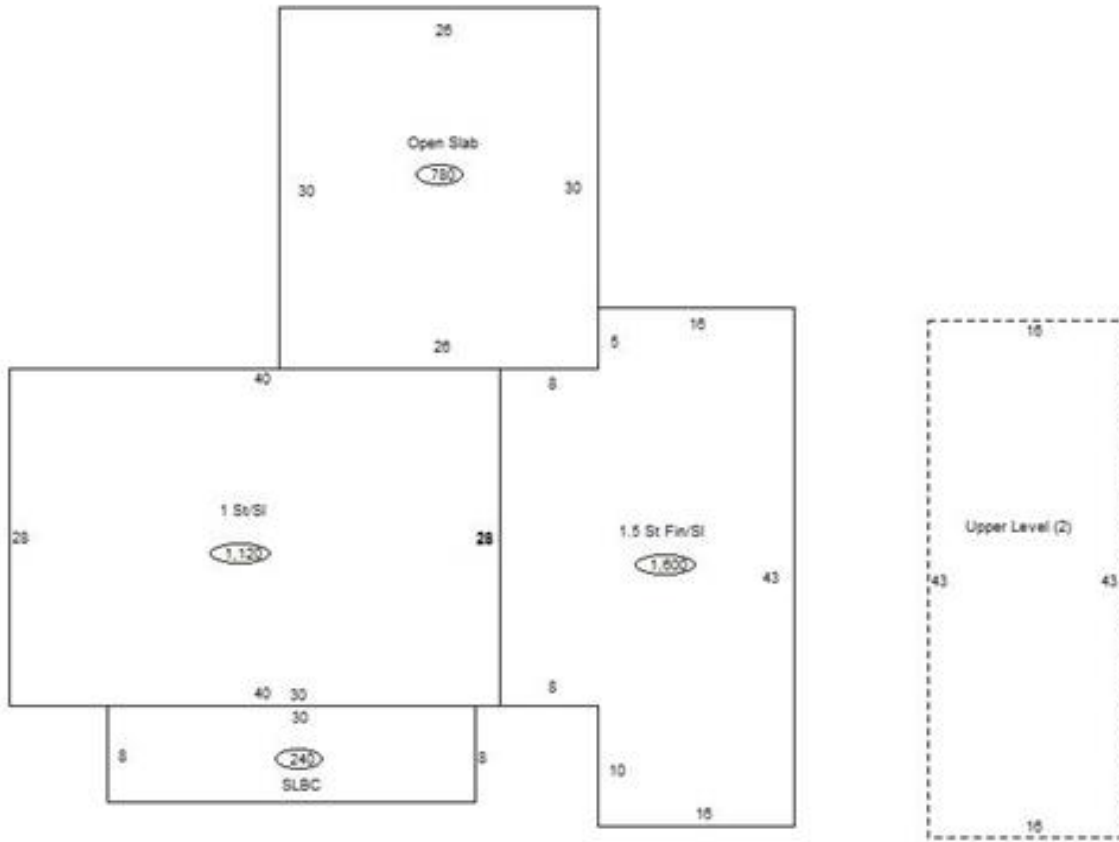
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Sketch Image

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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/Sl	1,120	1.000	1,120
2	R	5	Slab	13	1.5 St Fin/Sl	912	1.754	1,600
3	U	^UL		13	Upper Level (2)	688	1.000	688
4	M	PRCH		13	SLBC	240	1.000	240
5	M	PATO		13	Open Slab	780	1.000	780
Total Building Area						2,032		2,720



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	30x40x16	Concrete	Formed Metal	1,200	
Qual	3	Cond 3	Year 2016	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (32.60 x 1,200)	39,120	39,120	5,868	33,252

LOAF	Loafing Shed	10x20x6	Dirt	Formed Metal	200
Qual	3	Cond 3	Year 2010	Eff Age 12	

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (7.12 x 200)	1,424	1,424	655	769



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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	NTV PST	80			8.000	192	192	1,536	1,536
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			.960	192	192	184	184
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			2.160	192	192	415	415
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84			3.880	202	202	782	782
NTV PST Totals						15.000			2,917	2,917
Total Agland						15.000			2,917	2,917