




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 660013589 Parcel ID 19N17E-14-4-00000-000-0000 Cadastral ID 14-19-17-00115 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 333508 MILLER FAMILY REVOCABLE TRUST 33804 S 4240 RD INOLA OK 74036-0000 Parcel Location Situs 33804 S 4240 RD Subdivision Lot/Block / Parcel Size 54.27 - Acres Sec/Twn/Rng 14 / 19 / 17 / 4 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0713\IMG_0088. 7/26/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.12359130 -95.46011618 TR IN E2 SE, BEG NE/C E2 SE, S 1855', N 78-28 W 377', N 68- 50 W 76 76 N 84-33 W 121', S 82-41 W 764.77' TO W/L E2 SE N 1828.24 TO NW/C E 1320 TO POB																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
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		

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Residential Data	
Type	1 Single Family Residence
Condition	4.5 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,814 / 3,254
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,814
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	744 Attached Garage - Finished
Remodel	
Year/Eff Age	1996 / 16

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	398,448		
Lot Value			
Indicated Value	398,448	122.45	Per SqFt
Agland Value	10,420		
Site Improvements	400,332		
Total Value	1,149,085	353.13	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.21	Total Misc Impr	+ 21,469
Roofing Adj	+ 3.13	Garage Cost	+ 27,781
Subfloor Adj	+ -1.28	Total RCN	= 409,500
Heat/Cool Adj	+ 12.64	Depreciation (17%)	- 69,615
Plumbing Adj	+ 6.01	Lump Sums	+ 58,563
Basement Adj	+ 0.00	RCNLD	= 398,448
Adj Base Cost	= 110.71	Lot Value	+ 398,448
Total Area	x 3,254	Indicated Value	= 398,448
Adjusted Cost	= 360,250	Value Per SqFt	122.45

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	32561	17x12		204	26.29		5,363
PRCH	SLAB PORCH - COVERED	32562	409		409	25.65		10,491
GRDT	Garage - Detached	193626	1820		1,820	27.24		49,577
BALW	Balcony - Wood	193628	40x8		320	28.08		8,986



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
EQSH	Equipment Shed	80x50x16	Concrete	Formed Metal	4,000	
Qual	5	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD	
Base Cost (27.27 x 4,000)		109,080	109,080	1,091	107,989	
UTIL	Utility Building	80x20x16	Concrete	Formed Metal	1,600	
Qual	3	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD	
Base Cost (32.22 x 1,600)		51,552	51,552	516	51,036	
UTIL	Utility Building	50x50x16	Concrete	Formed Metal	2,500	
Qual	4	Cond 3	Year 2021	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD	
Base Cost (32.30 x 2,500)		80,750	80,750	5,653	75,097	
UTIL	Utility Building	50x50x16	Concrete	Formed Metal	2,500	
Qual	3	Cond 3	Year 2016	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
Base Cost (31.26 x 2,500)		78,150	78,150	11,723	66,427	
WODC	Wood Deck - Covered	14x50x8	Plank	Composition Shingle	140	
Qual	3	Cond 3	Year 2016	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD	
Base Cost (40.67 x 140)		5,694	5,694	2,505	3,189	
PRCH	Porch	18x100x0	Concrete		1,800	
Qual	4.5	Cond 4.5	Year 2016	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD	
Base Cost (31.67 x 1,800)		57,006	57,006	18,812	38,194	
BNGP	Barn - General Purpose	50x56x10	Dirt	Formed Metal	2,800	
Qual	4	Cond 4	Year 2005	Eff Age 13		
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD	
Base Cost (28.61 x 2,800)		80,108	80,108	22,430	57,678	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	10x20x8	Dirt	Formed Metal	200
	Qual 4	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (8.81 x 200)	1,762		1,762	1,040
				722



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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			54.270	192	192	10,420	10,420
NTV PST Totals						54.270			10,420	10,420
Total Agland						54.270			10,420	10,420