



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:09:08
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Assessment Data					Primary Image																																																																																																																				
Account 660019619 Parcel ID 20N16E-23-2-00000-000-0000 Cadastral ID 23-20-16-00500 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 255147 JACOBSEN, DOUGLAS R & SUSAN G 28385 S 4170 RD INOLA OK 74036-0000 Parcel Location Situs 28385 S 4170 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 23 / 20 / 16 / 2 Neighborhood 2016 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					<p>\\tsclient\C\Documents and Settings\RLN.ROGERSCOUNTY\My D 10/3/2013</p>																																																																																																																				
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	2	
Non-Ag Acres	2.1256	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	92,590.00 x .49 = 45,420	
Factor Value		
Adjustments	1.0000	
Lot Value	45,420	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,200
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	900 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2005 / 16



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	212,851	177.38	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	96.83	Total Misc Impr	+ 176
Roofing Adj	+ 5.26	Garage Cost	+ 28,944
Subfloor Adj	+ -1.15	Total RCN	= 176,876
Heat/Cool Adj	+ 11.47	Depreciation (19%)	- 33,606
Plumbing Adj	+ 10.72	Lump Sums	+ 6,371
Basement Adj	+ 0.00	RCNLD	= 149,641
Adj Base Cost	= 123.13	Lot Value	+ 45,420
Total Area	x 1,200	Indicated Value	= 195,061
Adjusted Cost	= 147,756	Value Per SqFt	162.55

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,641		
Lot Value	45,420		
Indicated Value	195,061	162.55	Per SqFt
Agland Value			
Site Improvements	3,744		
Total Value	198,805	165.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2014	1	0.00	
LTP	Lean-To PORCH	153225	10x6			60	2.93	176
WODC	Wood Deck - Covered	153226	16x10			160	39.82	6,371



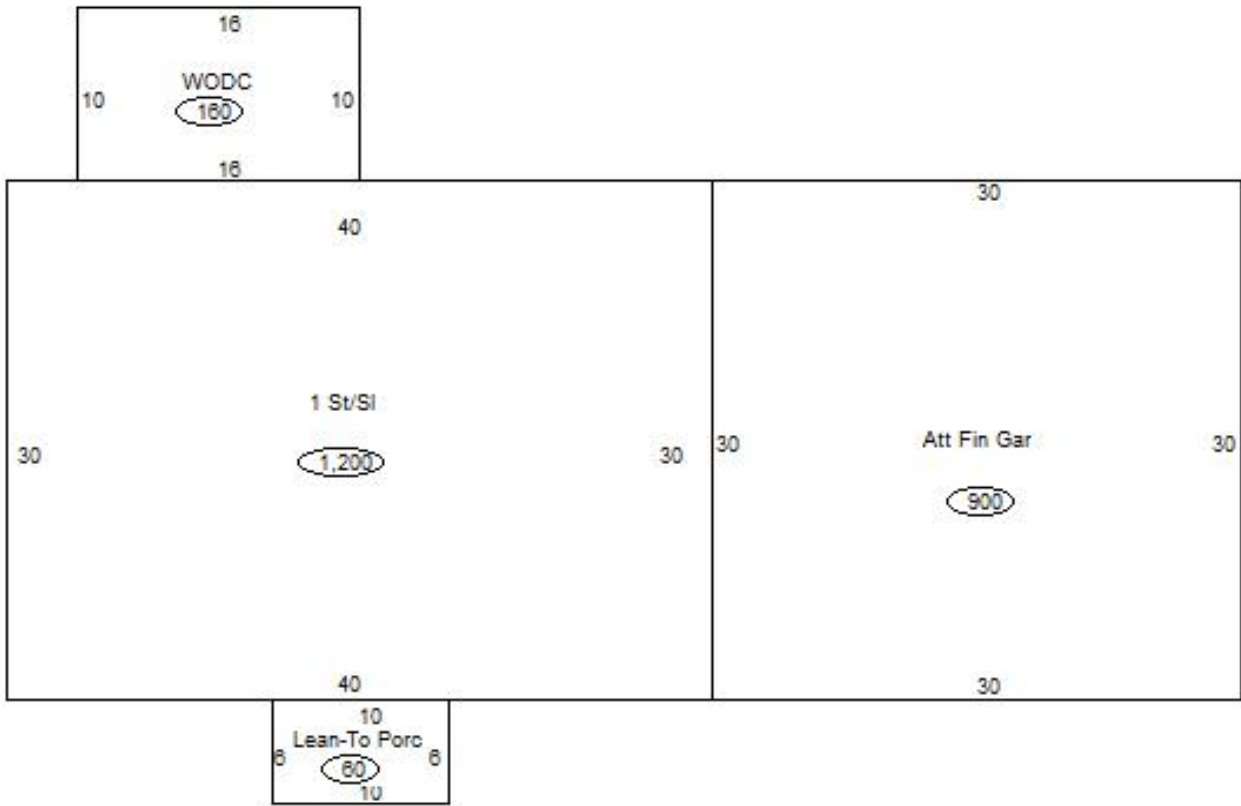
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Sketch Image

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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	1,200	1.000	1,200
2	M	LTP		13	Lean-To Porc	60	1.000	60
3	M	WODC		13	WODC	160	1.000	160
4	G	5		13	Att Fin Gar	900	1.000	900
Total Building Area						1,200		1,200



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	18x20x8	Gravel	Formed Metal	360
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.61 x 360)	1,660		1,660	1,660	
	BNGP	Barn - General Purpose	20x20x8	Concrete	Galvanized Metal	400
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (24.00 x 400)	9,600		9,600	5,856	3,744