



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 660020287 Parcel ID 20N17E-24-1-00000-000-0000 Cadastral ID 24-20-17-00100 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 92 - INOLA/TRI-DISTRICT FIRE Name ID 332552 FROESE, LARRY A & PHYLLIS A REVOCABLE TRUST 28202 S 4250 RD INOLA OK 74036-0000 Parcel Location Situs Subdivision Lot/Block / Parcel Size 155.93 - Acres Sec/Twn/Rng 24 / 20 / 17 / 1 Neighborhood 2017 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					<p>660020287_002.JPG 12/9/2025</p>																																																																																																															
Legal Description Lat/Long: 36.20232643 -95.44454205 NE LESS SE SE NE NE & LESS TR BEG; 594.3' W NE/C; W 141.26'; S 476'; S 84-56-34 E 141.8'; N 488.9' TO POB																																																																																																																				
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Lot Data Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	
Lot Size	
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	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	32,649
Site Improvements	91,780
Total Value	124,429 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	EQSL	Equipment Shelter	100x75x12	Dirt	Formed Metal	7,500	
	Qual 2	Cond 3	Year 1985	Eff Age 31			
	Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD	
	Base Cost (15.03 x 7,500)		112,725		112,725	65,381	47,344
	GBST	Grain Bin - Storage	6x6x9	Concrete		294	
	Qual 4	Cond 3	Year 1985	Eff Age 31			
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD	
	Base Cost (2.01 x 294)		592		592	462	130
	ASC	Awning/Shelter/Carport	12x110x8	Concrete	Galvanized Metal	1,320	
	Qual 3	Cond 2	Year 1980	Eff Age 46			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.37 x 1,320)		5,768		5,768	4,614	1,154
	GBST	Grain Bin - Storage	14x14x6	Concrete		1,248	
	Qual 3	Cond 3	Year 1975	Eff Age 38			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (1.90 x 1,248)		2,371		2,371	1,897	474
	GBST	Grain Bin - Storage	14x14x12	Concrete		1,990	
	Qual 3	Cond 3	Year 1975	Eff Age 38			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (1.90 x 1,990)		3,781		3,781	3,025	756
	GBST	Grain Bin - Storage	14x14x12	Concrete		1,990	
	Qual 3	Cond 2	Year 1975	Eff Age 51			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (1.90 x 1,990)		3,781		3,781	3,025	756
	EQSL	Equipment Shelter	60x60x14	Dirt	Galvanized Metal	3,600	
	Qual 3	Cond 3	Year 1970	Eff Age 42			
	Valuation Summary		Modifier Total	RCN	Depr (66% Phys/ % Func)	RCNLD	
	Base Cost (17.50 x 3,600)		63,000		63,000	41,580	21,420



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	LOAFING SHED	18x22x8	Dirt	Formed Metal	396	
	Qual	3	Cond 3	Year 1970	Eff Age 42		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (6.73 x 396)		2,665		2,665	2,132	533
	LOAF	LOAFING SHED	16x16x8	Dirt	Galvanized Metal	256	
	Qual	3	Cond 3	Year 1970	Eff Age 42		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (6.36 x 256)		1,628		1,628	1,302	326
	LOAF	Loafing Shed	25x50x8	Dirt	Galvanized Metal	1,250	
	Qual	3	Cond 3	Year 1970	Eff Age 42		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (7.48 x 1,250)		9,350		9,350	7,480	1,870
	SHDS	Shed - Small	28x32x8	Plank	Galvanized Metal	896	
	Qual	5	Cond 3	Year 1965	Eff Age 46		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (22.78 x 896)		20,411		20,411	16,329	4,082
	SHDS	Shed - Small	26x30x8	Concrete	Galvanized Metal	780	
	Qual	4	Cond 3	Year 1960	Eff Age 50		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
	Base Cost (24.62 x 780)		19,204		19,204	15,363	3,841
	EQSL	Equipment Shelter	40x50x12	Dirt	Galvanized Metal	2,000	
	Qual	2.5	Cond 3	Year 1960	Eff Age 50		
	Valuation Summary		Modifier Total	RCN	Depr (72% Phys/ % Func)		RCNLD
	Base Cost (16.24 x 2,000)		32,480		32,480	23,386	9,094



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			2.889	54	54	156	156
TMBR Totals						2.889			156	156
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			13.959	224	224	3,127	3,127
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			33.605	168	168	5,646	5,646
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			97.104	224	224	21,751	21,751
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			8.373	235	235	1,969	1,969
IMP PST Totals						153.041			32,493	32,493
Total Agland						155.930			32,649	32,649