



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 660020292 Parcel ID 20N17E-24-4-00000-000-0000 Cadastral ID 24-20-17-00500 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 92 - INOLA/TRI-DISTRICT FIRE Name ID 269950 YODER, GLEN N & WILMA REVOCABLE TRUST 7258 W 600 CHOUTEAU OK 74337-0000 Parcel Location Situs 21777 E 570 RD Subdivision Lot/Block / Parcel Size 160 - Acres Sec/Twn/Rng 24 / 20 / 17 / 4 Neighborhood 2017 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					<p>660020292_001.JPG 12/9/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.19508081 -95.44447129																																																																																																																									
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Lot Data	Square-Foot - NBHD 2017 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments	1.0000	
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Frame, Siding, Vinyl 60% Frame, Siding, Met
Base/Total Area	1,848 / 1,848
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	1,536 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	1950 / 52

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	342,490 185.33 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	82.51	Total Misc Impr	+ 36,305				
Roofing Adj	+ 3.81	Garage Cost	+ 33,500				
Subfloor Adj	+ 2.43	Total RCN	= 265,490				
Heat/Cool Adj	+ 10.30	Depreciation (60%)	- 159,294				
Plumbing Adj	+ 6.84	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 106,196				
Adj Base Cost	= 105.89	Lot Value	+ 106,196				
Total Area	x 1,848	Indicated Value	= 106,196				
Adjusted Cost	= 195,685	Value Per SqFt	57.47				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	106,196
Lot Value	
Indicated Value	106,196 57.47 Per SqFt
Agland Value	26,939
Site Improvements	112,722
Total Value	352,053 190.50 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	49483	3x2		6	21.27		128
PRCH	SLAB PORCH - COVERED	119260	32x10		320	20.32		6,502
PRCH	SLAB PORCH - COVERED	119261	80x10		800	19.33		15,464
PRCH	SLAB PORCH - COVERED	119262	48x10		480	20.07		9,634
FPR1	Fireplace - Residential 1 Story			1	1	4,576.55		4,577



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	40x100x16	Concrete	Formed Metal	4,000
	Qual 3	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
	Base Cost (24.18 x 4,000)	96,720		96,720	12,574	84,146
	LNT0	LEAN-TO	24x100x12	Gravel	Formed Metal	2,400
	Qual 3	Cond 3	Year 2017	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (41% Phys/ % Func)	RCNLD
	Base Cost (9.69 x 2,400)	23,256		23,256	9,535	13,721
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120
	Qual 2	Cond 3	Year 2006	Eff Age 15		
	Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD
	Base Cost (21.77 x 120)	2,612		2,612	1,332	1,280
	SHDS	Shed - Small	10x14x8	Plank	Formed Metal	140
	Qual 2	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (20.86 x 140)	2,920		2,920	1,518	1,402
	SHDS	Shed - Small	16x20x8	Plank	Formed Metal	320
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (18.52 x 320)	5,926		5,926	3,496	2,430
	EQSL	Equipment Shelter	16x40x8	Gravel	Formed Metal	640
	Qual 2.5	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (21.41 x 640)	13,702		13,702	6,714	6,988
	GBST	Grain Bin - Storage	6x6x9	Base		294
	Qual 4	Cond 3	Year 1995	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (2.01 x 294)	592		592	385	207



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Outbuildings/Site Improvements

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	GBST	Grain Bin - Storage	6x6x9	Base		294	
	Qual	4	Cond 3	Year 1995	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (2.01 x 294)		592		592	385	207
	GBST	Grain Bin - Storage	14x14x12	Concrete		1,990	
	Qual	3	Cond 3	Year 1985	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD	
	Base Cost (1.90 x 1,990)		3,781		3,781	2,949	832
	GBST	Grain Bin - Storage	14x14x12	Concrete		1,990	
	Qual	3	Cond 3	Year 1985	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD	
	Base Cost (1.90 x 1,990)		3,781		3,781	2,949	832
	GBST	Grain Bin - Storage	14x14x9	Concrete		1,619	
	Qual	3	Cond 3	Year 1985	Eff Age 31		
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD	
	Base Cost (1.90 x 1,619)		3,076		3,076	2,399	677



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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			26.344	54	54	1,423	1,423
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			54.198	192	192	10,406	10,406
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			7.143	168	168	1,200	1,200
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			57.819	192	192	11,101	11,101
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			11.943	235	235	2,809	2,809
W	WATER	TMBR	0			2.553	0	0	0	0
TMBR Totals						160.000			26,939	26,939
Total Agland						160.000			26,939	26,939