



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 660020914 Parcel ID 20N17E-25-3-00000-000-0000 Cadastral ID 25-20-17-00400 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 318401 ROGERS COUNTY WILDERNESS LLC 32550 THUNDER BAY RD AFTON OK 74331-0000 Parcel Location Situs 29555 S 4240 RD Subdivision Lot/Block / Parcel Size 240 - Acres Sec/Twn/Rng 25 / 20 / 17 / 3 Neighborhood 2017 - UNPLATTED LAND School District S005 - INOLA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.18238147 -95.45340125																																																																																																																									
S2 NW & SW					Building Permits																																																																																																																				
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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	



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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	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	42,343
Site Improvements	57,015
Total Value	99,358 0.00 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
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	=				
Adj Base Cost	= 0.00	Lot Value	+				
Total Area	x	Indicated Value	=				
Adjusted Cost	= 0	Value Per SqFt		0.00			

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



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x12x8	Plank	Formed Metal	72
	Qual 2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (26.85 x 72)		1,933		1,933	1,140	793
	UTIL	Utility Building	40x45x12	Concrete	Formed Metal	1,800
	Qual 4	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)		RCNLD
Base Cost (34.79 x 1,800)		62,622		62,622	46,967	15,655
	EQSL	Equipment Shelter	72x65x12	Gravel	Formed Metal	4,680
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
Base Cost (19.78 x 4,680)		92,570		92,570	64,799	27,771
	ASC	Awning/Shelter/Carport	6x20x10	Dirt	Formed Metal	120
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)		RCNLD
Base Cost (4.80 x 120)		576		576	455	121
	UTIL	Utility Building	20x32x12	Concrete	Formed Metal	640
	Qual 1.5	Cond 3	Year 1995	Eff Age 23		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (31.99 x 640)		20,474		20,474	10,646	9,828
	LNT0	Lean To - Attached	0x0x8	Dirt	Galvanized Metal	1,068
	Qual 2	Cond 2	Year 1990	Eff Age 36		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (6.91 x 1,068)		7,380		7,380	5,904	1,476
	SHDS	Shed - Small	10x14x8	Plank	Formed Metal	140
	Qual 2	Cond 2	Year 1990	Eff Age 36		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (20.11 x 140)		2,815		2,815	2,252	563



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x8	Plank	Galvanized Metal	100
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary Base Cost (27.85 x 100) 2,785		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
	BNGP	Barn - General Purpose - NCV	25x26x10	Dirt	Galvanized Metal	650
	Qual	1	Cond 1	Year 1980	Eff Age 64	
	Valuation Summary Base Cost (18.25 x 650) 11,863		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD



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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			45.794	54	54	2,473	2,473
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			132.980	192	192	25,532	25,532
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			60.963	235	235	14,338	14,338
W	WATER	TMBR	0			.264	0	0	0	0
TMBR Totals						240.000			42,343	42,343
Total Agland						240.000			42,343	42,343