




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 660021748 Parcel ID 20N16E-26-2-00000-000-0000 Cadastral ID 26-20-16-00600 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 342690 RUSSELL, CINAMON LEAH & SAMUEL WADE RUSSELL 29115 S 4170 RD INOLA OK 74036-0000 Parcel Location Situs 29115 S 4170 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 26 / 20 / 16 / 2 Neighborhood 2016 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					 <p>660021748 11/05/25</p> <p>660021748_002.JPG 11/6/2025</p>																																																																																																																				
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,604 / 2,304
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1965 / 54

660021748	11/05/25
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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	83.81	Total Misc Impr	+ 11,070	Roofing Adj	+ 2.97	Garage Cost	+ 17,947
Subfloor Adj	+ 0.80	Total RCN	= 274,969	Heat/Cool Adj	+ 11.47	Depreciation (60%)	- 164,981
Plumbing Adj	+ 7.70	Lump Sums	+ 6,518	Basement Adj	+ 0.00	RCNLD	= 116,506
Adj Base Cost	= 106.75	Lot Value	+ 116,506	Total Area	x 2,304	Indicated Value	= 116,506
		Value Per SqFt	50.57	Adjusted Cost	= 245,952		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,506		
Lot Value			
Indicated Value	116,506	50.57	Per SqFt
Agland Value	4,540		
Site Improvements	937		
Total Value	231,971	100.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	52498	10x6		60	24.08		1,445
PRCH	SLAB PORCH - COVERED	52499	32x6		192	23.59		4,529
WODO	WOOD DECK - OPEN	52500	24x18		432	16.05	6%	6,518

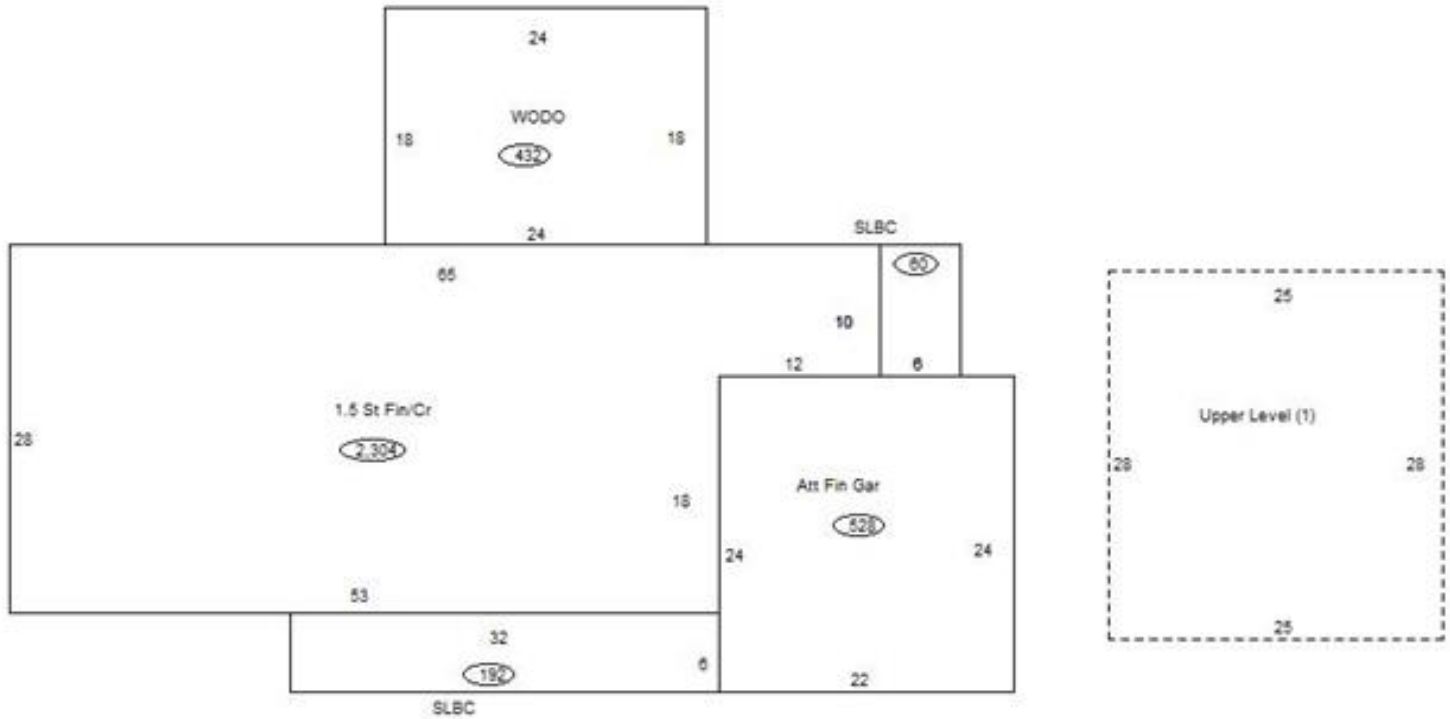


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,604	1.436	2,304
2	G	5	Slab	13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	192	1.000	192
5	M	WODO		13	WODO	432	1.000	432
6	U	^UL		13	Upper Level (1)	700	1.000	700
Total Building Area						1,604		2,304



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160	
	Qual	2	Cond 2	Year	2000	Eff Age	26
		Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (19.51 x 160)	3,122		3,122	2,185	937



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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			.071	54	54	4	4
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			3.519	192	192	676	676
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			16.411	235	235	3,860	3,860
IMP PST Totals						20.000			4,540	4,540
Total Agland						20.000			4,540	4,540