



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 07:05:27  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023651 <b>Parcel ID</b> 19N17E-28-4-00000-000-0000 <b>Cadastral ID</b> 28-19-17-02500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 154204 FARAR, JOE S & BARBARA LOISE  18625 E 640 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 18625 E 640 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 28 / 19 / 17 / 4 <b>Neighborhood</b> 1917 - UNPLATTED <b>School District</b> S005 - INOLA SCHOOLS					<p>660023651_001.JPG 11/11/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.09072299 -95.50018210																																																																																																																									
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Lot Data	Square-Foot - NBHD 1917 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 2.5 <b>Non-Ag Acres</b> 2.4385 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY FLOOD ZONE <b>Method</b> Square-Foot <b>Base Lot Value</b> 106,220.00 x .56 = 59,493 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 59,493		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	MTL METAL HOME
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Metal
<b>Base/Total Area</b>	1,728 / 1,728
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	1,728
<b>Fixture/RghIn</b>	12 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	2003 / 17

660023651_001.JPG	11/11/2025
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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	148,961	86.20	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	81.57	<b>Total Misc Impr</b>	+ 10,724				
<b>Roofing Adj</b>	+ 4.31	<b>Garage Cost</b>	+				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 190,661				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 23%)</b>	- 43,852				
<b>Plumbing Adj</b>	+ 7.95	<b>Lump Sums</b>	+ 26,081				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 172,890				
<b>Adj Base Cost</b>	= 104.13	<b>Lot Value</b>	+ 59,493				
<b>Total Area</b>	x 1,728	<b>Indicated Value</b>	= 232,383				
<b>Adjusted Cost</b>	= 179,937	<b>Value Per SqFt</b>	134.48				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	172,890		
<b>Lot Value</b>	59,493		
<b>Indicated Value</b>	232,383	134.48	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	11,842		
<b>Total Value</b>	244,225	141.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	58088	48x8		384	20.22		7,764
UTIL	Utility Building	182772	36x22		792	32.93		26,081
PATC	Patio - Covered	182773	22x8		176	16.82		2,960



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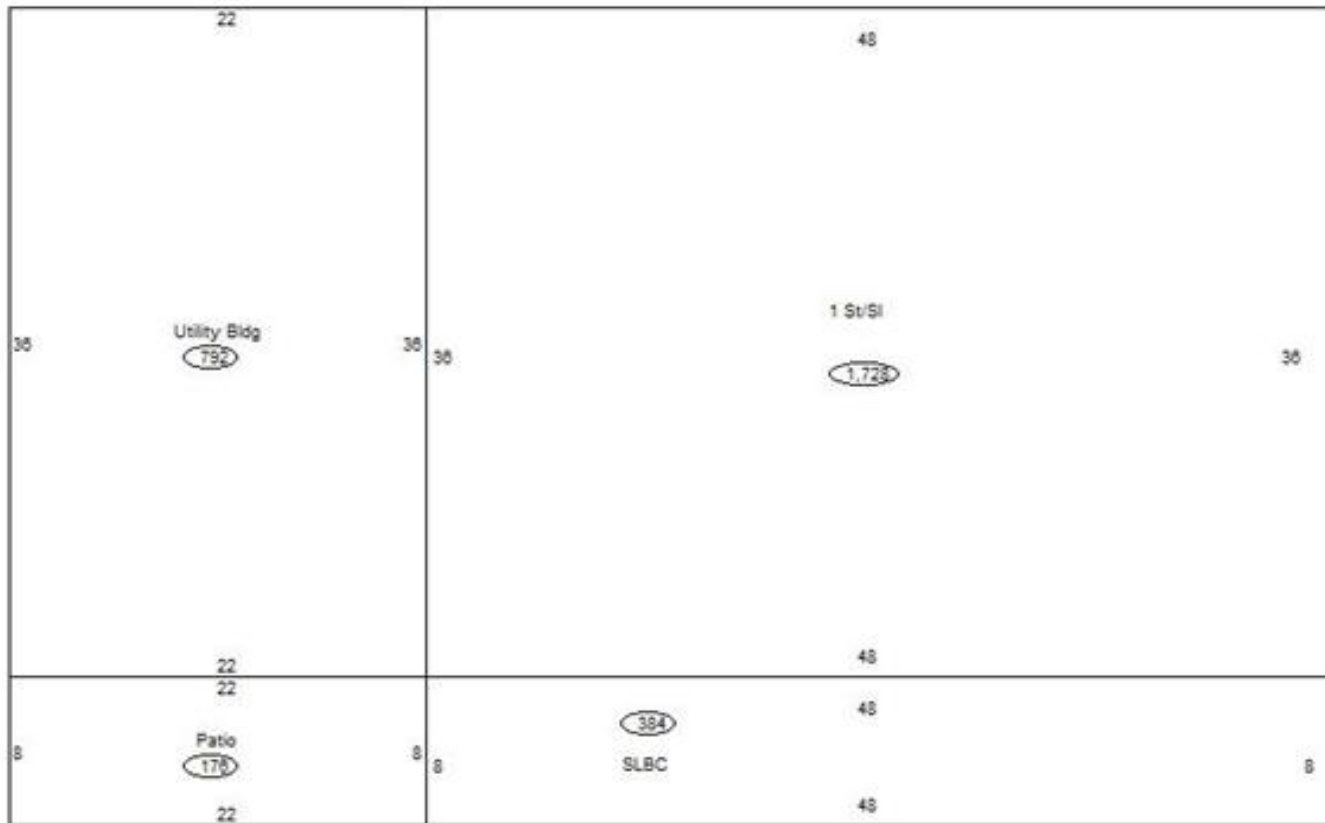
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,728	1.000	1,728
2	M	PRCH		10	SLBC	384	1.000	384
3	M	UTIL		10	Utility Bldg	792	1.000	792
4	M	PATC		10	Patio	176	1.000	176
<b>Total Building Area</b>						<b>1,728</b>		<b>1,728</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	40x20x8	Dirt	Galvanized Metal	800
	Qual 3	Cond 3	Year 2005	Eff Age 16		

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (6.36 x 800) 5,088			5,088 2,646	2,442



ASC	Awing/Shelter/Carport	8x14x8	Dirt	Formed Metal	112
Qual 3	Cond 3	Year 2005	Eff Age 16		

Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (4.37 x 112) 489			489 342	147



UTIL	Utility Building	20x24x8	Concrete	Formed Metal	480
Qual 2	Cond 3	Year 2005	Eff Age 16		

Valuation Summary	Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (30.60 x 480) 14,688			14,688 5,435	9,253