




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 660024938 Parcel ID 21N17E-29-3-00000-000-0000 Cadastral ID 29-21-17-00300 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 315437 FERRY, JAMES 17295 E 520 RD INOLA OK 74036-0000 Parcel Location Situs 17295 E 520 RD Subdivision Lot/Block / Parcel Size 2.82 - Acres Sec/Twn/Rng 29 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>660024938 12/15/25</p> <p>660024938_003.JPG 12/15/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.26438553 -95.52126699																																																																																																																									
S 394' E 331.50 E2 SW SW.					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 2117 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	2.82							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value								
Factor Value		660024938_003.JPG		12/15/2025				
Adjustments		GRM Approach						
Lot Value		GRM Code		0.00				
Residential Data		Condition		Indicated Value				
Type	1 Single Family Residence	Multiple Regression						
Condition	3 - Average	MRA Code						
Quality	2 - Fair	Adusted R		Indicated Value				
Architecture	TRAD TRADITIONAL	Direct Comparables						
Style	100% One Story	Selection Model		1 Res				
Exterior Wall	100% Frame, Siding, Metal	Adjustment Model		A2 AO Test				
Base/Total Area	1,492 / 1,492	Comparables		Indicated Value				
Style	100% One Story	Value Reconciliation						
HVAC	100% Warmed & Cooled Air	Selected Approach		Cost Approach				
Roof Cover	1 Composition Shingle	Improvements		64,244				
Area on Slab	0	Lot Value		64,244				
Fixture/RghIn	8 /	Indicated Value		64,244 43.06 Per SqFt				
Bed/F/H Bath	2 / 1.0 /	Agland Value		345				
Basement Area		Site Improvements		37,548				
Garage Type		Total Value		102,137 68.46 Total Value Per SqFt				
Remodel								
Year/Eff Age	1955 / 53							
Cost Approach		Manual : 01/2025						
Base Cost	85.97	Total Misc Impr	+	2,263				
Roofing Adj	+ 3.92	Garage Cost	+					
Subfloor Adj	+ 2.42	Total RCN	=	164,727				
Heat/Cool Adj	+ 10.30	Depreciation (61%)	-	100,483				
Plumbing Adj	+ 6.28	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	64,244				
Adj Base Cost	= 108.89	Lot Value	+					
Total Area	x 1,492	Indicated Value	=	64,244				
Adjusted Cost	= 162,464	Value Per SqFt		43.06				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	61282	12x9		108	20.95		2,263



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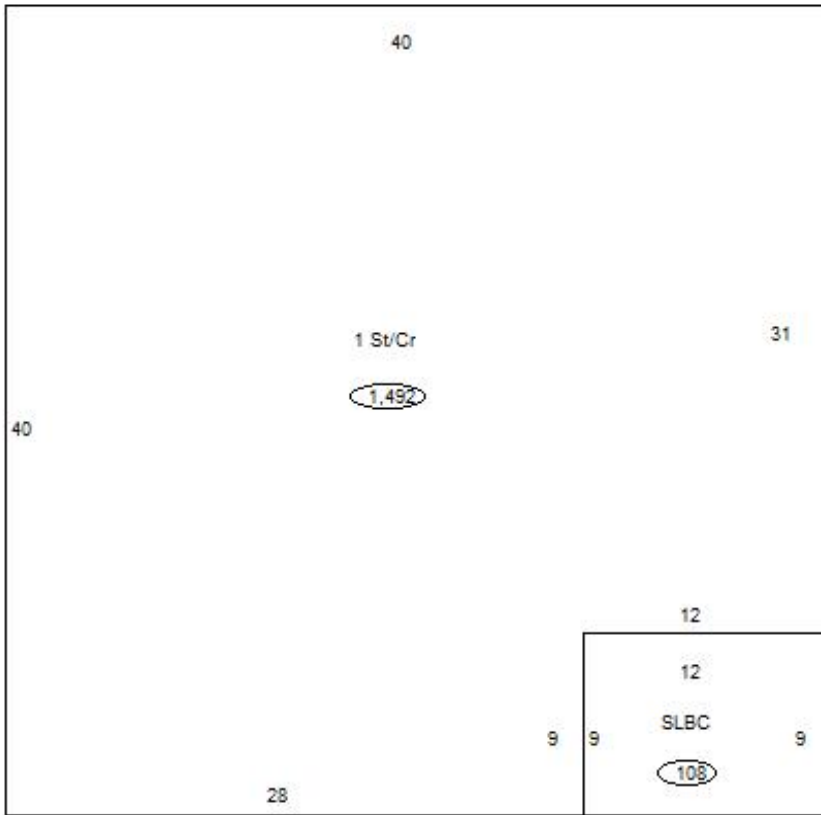
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Sketch Image

660024938



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,492	1.000	1,492
2	M	PRCH		10	SLBC	108	1.000	108
Total Building Area						1,492		1,492



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	18x20x8	Gravel	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (4.61 x 360)		1,660		1,660	1,660
	UTIL	Utility Building	30x40x12	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	
	Base Cost (32.88 x 1,200)		39,456		39,456	9,864
	BNGP	Barn - General Purpose	20x50x8	Dirt	Galvanized Metal	1,000
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	
	Base Cost (20.40 x 1,000)		20,400		20,400	12,444



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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
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			.600	143	143	86	86
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			.860	143	143	123	123
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			1.100	84	84	92	92
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.140	168	168	24	24
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.120	168	168	20	20
IMP PST Totals						2.820			345	345
Total Agland						2.820			345	345