




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 660025221 Parcel ID 000000-00-0-00462-001-0006 Cadastral ID 30-19-17-05650 Property Type REAL - Real Property Property Class RAP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 306430 SMITH, CARL KEITH II TRUSTEE 16583 E 640 RD INOLA OK 74036-0000 Parcel Location Situs 16583 E 640 RD Subdivision LOG CABIN ESTATES Lot/Block 0006 / 0001 Parcel Size 14 - Lots Sec/Twn/Rng 30 / 19 / 17 / 5 Neighborhood 1219 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0826\IMG_0044. 8/31/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.09160493 -95.53611827																																																																																																																									
Legal Description LOTS 1-12 & LOTS 15 AND 16 BLOCK 1 LOG CABIN ESTATES.					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 Units-Buildable - LOG CABIN EST (UNITS BUILDABLE)	Primary Image
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	<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0826\IMG_0038. 8/31/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	74% 1 1/2 Story Finished 26% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,855 / 3,371
Style	74% 1 1/2 Story Finished - 26% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,855
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1999 / 20

Cost Approach				Manual : 01/2025			
Base Cost	86.47	Total Misc Impr	+ 49,898				
Roofing Adj	+ 3.74	Garage Cost	+ 0				
Subfloor Adj	+ -1.75	Total RCN	= 410,258				
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 94,359				
Plumbing Adj	+ 5.80	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 315,899				
Adj Base Cost	= 106.90	Lot Value	+ 0				
Total Area	x 3,371	Indicated Value	= 315,899				
Adjusted Cost	= 360,360	Value Per SqFt	93.71				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	315,899		
Lot Value			
Indicated Value	315,899	93.71	Per SqFt
Agland Value	5,822		
Site Improvements	9,997		
Total Value	331,718	98.40	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	61836		298	298	26.00		7,748
PRCH	SLAB PORCH - COVERED	61837		635	635	25.15		15,970
PRCH	Slab Porch - Covered	151925	15x10		150	26.46		3,969
PRCH	Slab Porch - Covered	151927	40x8		320	25.93		8,298
PRCH	Slab Porch - Covered	151928	40x8		320	25.93		8,298



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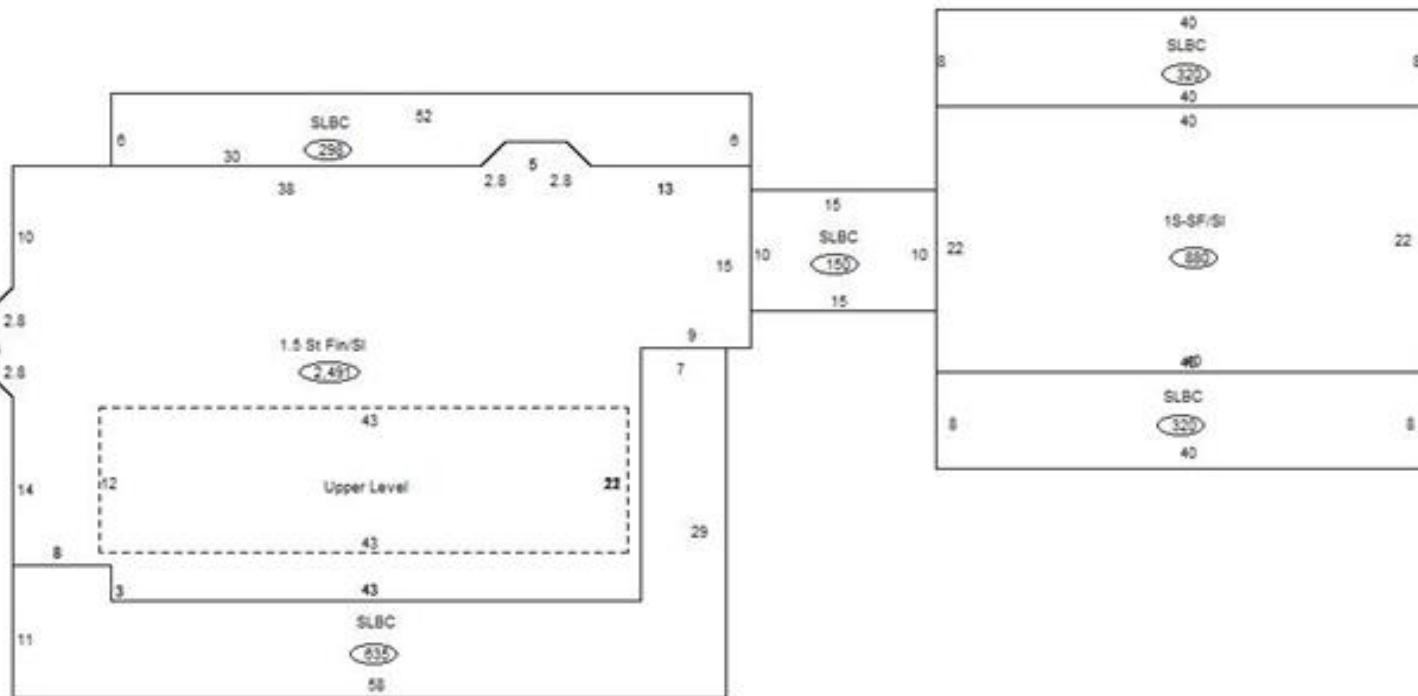
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Sketch Image

660025221



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,975	1.261	2,491
2	M	PRCH		13	SLBC	298	1.000	298
3	M	PRCH		13	SLBC	635	1.000	635
4	U	^UL		13	Upper Level	516	1.000	516
5	M	PRCH		13	SLBC	150	1.000	150
6	R	1	Slab	13	1S-SF/SI	880	1.000	880
7	M	PRCH		13	SLBC	320	1.000	320
8	M	PRCH		13	SLBC	320	1.000	320
Total Building Area						2,855		3,371



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 720)		11,520	11,520	2,880	8,640
	LT	LEAN-TO (SIDE OF DTG)	12x30x0			360
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 360)		1,051	1,051	263	788
	LT	LEAN-TO (REAR OF DTG)	10x26x0			260
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 260)		759	759	190	569



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Lot Data Units-Buildable - LOG CABIN EST (UNITS BUILDABLE)		Primary Image																																					
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Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 2 - Fair Architecture Style 100% One Story Exterior Wall 100% Frame, Siding, Wood Base/Total Area 1,200 / 1,200 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,200 Fixture/RghIn 7 / Bed/F/H Bath 2 / 1.5 / Basement Area Garage Type Remodel Year/Eff Age 1990 / 27																																							
Cost Approach Manual : 01/2025		GRM Approach GRM Code Gross Rent 0.00 Indicated Value																																					
<table border="1"> <tr> <td>Base Cost</td><td>89.26</td> <td>Total Misc Impr</td><td>+ 3,731</td> </tr> <tr> <td>Roofing Adj</td><td>+ 4.00</td> <td>Garage Cost</td><td>+ </td> </tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td> <td>Total RCN</td><td>= 136,271</td> </tr> <tr> <td>Heat/Cool Adj</td><td>+ 10.30</td> <td>Depreciation (39%)</td><td>- 53,146</td> </tr> <tr> <td>Plumbing Adj</td><td>+ 6.89</td> <td>Lump Sums</td><td>+ 2,052</td> </tr> <tr> <td>Basement Adj</td><td>+ 0.00</td> <td>RCNLD</td><td>= 85,177</td> </tr> <tr> <td>Adj Base Cost</td><td>= 110.45</td> <td>Lot Value</td><td>+ </td> </tr> <tr> <td>Total Area</td><td>x 1,200</td> <td>Indicated Value</td><td>= 85,177</td> </tr> <tr> <td>Adjusted Cost</td><td>= 132,540</td> <td>Value Per SqFt</td><td>70.98</td> </tr> </table>		Base Cost	89.26	Total Misc Impr	+ 3,731	Roofing Adj	+ 4.00	Garage Cost	+	Subfloor Adj	+ 0.00	Total RCN	= 136,271	Heat/Cool Adj	+ 10.30	Depreciation (39%)	- 53,146	Plumbing Adj	+ 6.89	Lump Sums	+ 2,052	Basement Adj	+ 0.00	RCNLD	= 85,177	Adj Base Cost	= 110.45	Lot Value	+	Total Area	x 1,200	Indicated Value	= 85,177	Adjusted Cost	= 132,540	Value Per SqFt	70.98	Multiple Regression MRA Code 1 Test Adusted R 0.8445 Indicated Value 105,891 88.24 Per SqFt	
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PRCH	SLAB PORCH - COVERED	61840	30x6		180	20.73		3,731																															
WODO	WOOD DECK - OPEN	61841	128		128	22.90	30%	2,052																															



Rogers

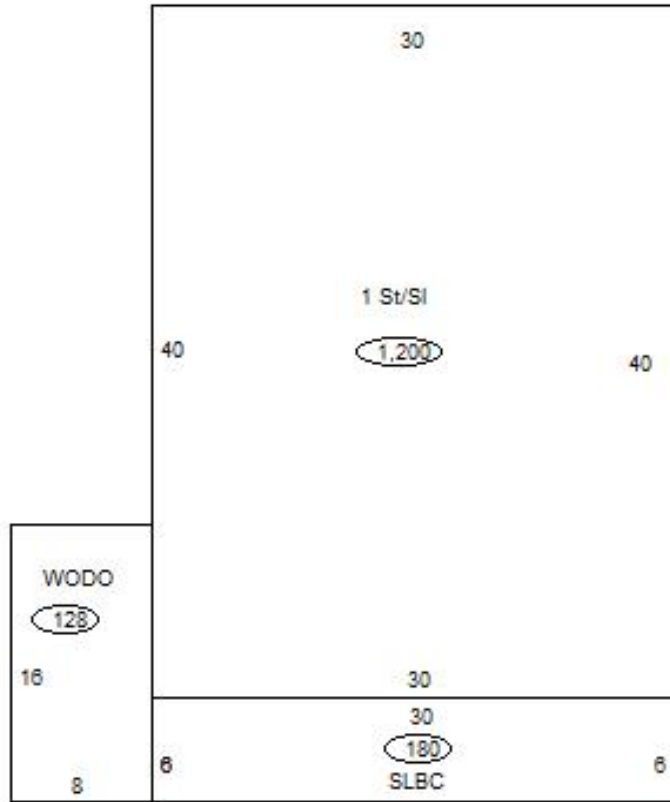
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1	R	1	Slab	13	1 St/SI	1,200	1.000	1,200
2	M	PRCH		13	SLBC	180	1.000	180
3	M	WODO		13	WODO	128	1.000	128
Total Building Area						1,200		1,200



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,860
	Qual 2	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (27.40 x 1,860)	50,964	50,964	40,771	10,193



Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				




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Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Rustic Log
Base/Total Area	1,048 / 1,048
Style	100% One Story
HVAC	
Roof Cover	5 Wood or Shake Shingle
Area on Slab	1,048
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 71

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	89,787	85.67	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	112.12	Total Misc Impr	+ 37,575				
Roofing Adj	+ 5.29	Garage Cost	+ 0				
Subfloor Adj	+ -1.25	Total RCN	= 164,897				
Heat/Cool Adj	+ 0.00	Depreciation (73%)	- 120,375				
Plumbing Adj	+ 5.33	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 44,522				
Adj Base Cost	= 121.49	Lot Value	+ 0				
Total Area	x 1,048	Indicated Value	= 44,522				
Adjusted Cost	= 127,322	Value Per SqFt	42.48				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,522		
Lot Value			
Indicated Value	44,522	42.48	Per SqFt
Agland Value			
Site Improvements	3,391		
Total Value	47,913	45.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	61843	14x6		84	10.86		912
PRCH	SLAB PORCH - COVERED	61844	22x8		176	23.66		4,164
EPSW	ENCLOSED PORCH - SOLID WALL	61845	32x17		544	59.74		32,499



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

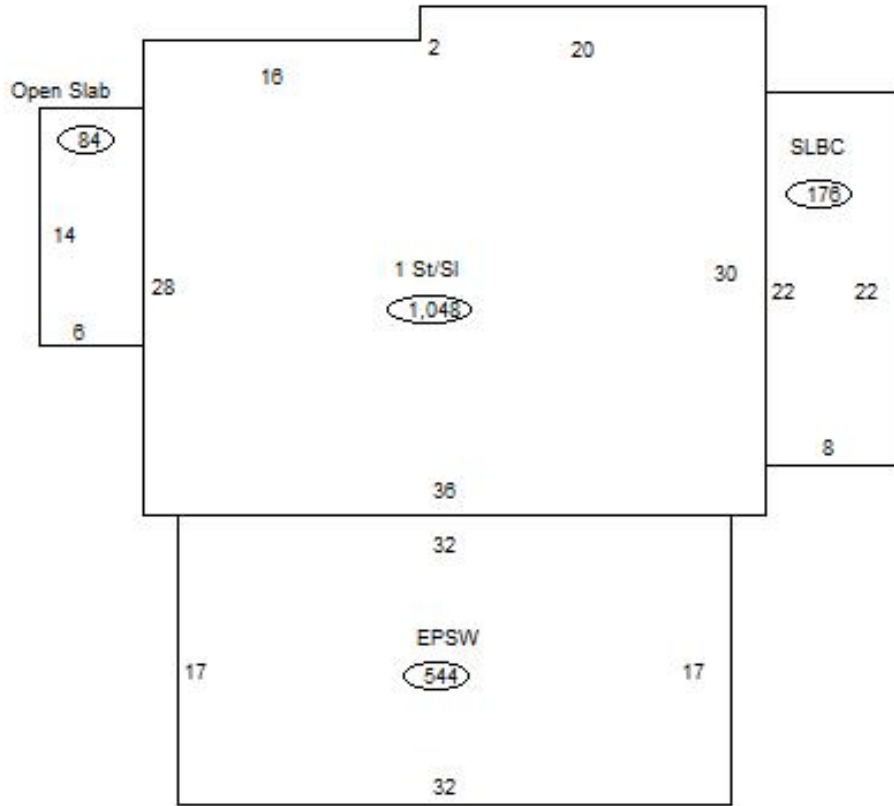
Date 04/18/2026

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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	13	1 St/SI	1,048	1.000	1,048
2	M	PATO		13	Open Slab	84	1.000	84
3	M	PRCH		13	SLBC	176	1.000	176
4	M	EPSW		13	EPSW	544	1.000	544
Total Building Area						1,048		1,048



Rogers

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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	0x0x0			560
	Qual	3	Cond	3	Year	Eff Age

Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (7.02 x 560)	3,931		3,931	1,572
				2,359



GF	GAZEBO FAIR	0x0x0			1
Qual		Cond		Year	Eff Age

Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (2,950.00 x 1)	2,950		2,950	1,918
				1,032



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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
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			3.000	85	85	254	254
TMBR Totals						3.000			254	254
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			29.000	192	192	5,568	5,568
NTV PST Totals						29.000			5,568	5,568
Total Agland						32.000			5,822	5,822