



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 660026804 Parcel ID 19N17E-31-4-00000-000-0000 Cadastral ID 31-19-17-00300 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 346114 MILLER, MATTHEW JAMES & ERICA PO BOX 877 INOLA OK 74036-0000 Parcel Location Situs 36606 S 4200 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 31 / 19 / 17 / 4 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					<p>\\tsclient\C\TOMS PC PICS\2017-04-27 04-25-2017\04-25-2017 07 4/28/2017</p>																																																																																																																				
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		\\tsclient\C\Documents and Settings\RLN.ROGERSCOUNTY\My D 2/15/2013

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,844 / 2,844
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1954 / 43

Cost Approach		Manual : 01/2025	
Base Cost	93.27	Total Misc Impr	+ 12,577
Roofing Adj	+ 4.42	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 337,845
Heat/Cool Adj	+ 12.64	Depreciation (49%)	- 165,544
Plumbing Adj	+ 4.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 172,301
Adj Base Cost	= 114.37	Lot Value	+
Total Area	x 2,844	Indicated Value	= 172,301
Adjusted Cost	= 325,268	Value Per SqFt	60.58

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	172,301	
Lot Value		
Indicated Value	172,301	60.58 Per SqFt
Agland Value	2,080	
Site Improvements	313,648	
Total Value	488,029	171.60 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	64778	21x10		210	26.27		5,517
PRCH	SLAB PORCH - COVERED	64779	9x6		54	26.76		1,445



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	40x100x16	Dirt	Formed Metal	4,000
Qual	3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary			Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (18.24 x 4,000)		72,960		72,960	2,189	70,771
	EQSH	Equipment Shed	30x95x16	Dirt	Formed Metal	2,850
Qual	3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary			Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (18.95 x 2,850)		54,008		54,008	1,620	52,388
	LOAF	Loafing Shed	12x14x8	Dirt	Formed Metal	168
Qual	2	Cond 3	Year 2018	Eff Age 6		
Valuation Summary			Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (6.35 x 168)		1,067		1,067	299	768
	LOAF	Loafing Shed	12x14x8	Dirt	Formed Metal	168
Qual	2	Cond 3	Year 2018	Eff Age 6		
Valuation Summary			Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (6.35 x 168)		1,067		1,067	299	768
	LOAF	Loafing Shed	12x14x8	Dirt	Formed Metal	168
Qual	2	Cond 3	Year 2018	Eff Age 6		
Valuation Summary			Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (6.35 x 168)		1,067		1,067	299	768
	LOAF	Loafing Shed	5x15x8	Dirt	Formed Metal	75
Qual	1.5	Cond 3	Year 2018	Eff Age 6		
Valuation Summary			Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (5.69 x 75)		427		427	120	307



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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	5x15x8	Dirt	Formed Metal	75
Qual	1.5	Cond 3	Year 2018	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
Base Cost (5.69 x 75)		427		427	120	307
	LOAF	Loafing Shed	5x15x8	Dirt	Formed Metal	75
Qual	1.5	Cond 3	Year 2018	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
Base Cost (5.69 x 75)		427		427	120	307
	PLHR	Pool House - Residential	0x0x0	Concrete	Formed Metal	288
Qual	4	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (115.33 x 288)		33,215		33,215	3,322	29,893
	PATC	Patio - Covered	10x14x0	Concrete	Formed Metal	140
Qual	4	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)		RCNLD
Base Cost (23.15 x 140)		3,241		3,241	1,426	1,815
	PLHR	Pool House - Residential	0x0x0	Concrete	Formed Metal	240
Qual	4	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (115.33 x 240)		27,679		27,679	2,768	24,911
	SHDS	Shed - Small	10x10x8	Plank	Composition Shingle	100
Qual	4.5	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
Base Cost (31.62 x 100)		3,162		3,162	1,455	1,707
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		475
Qual	3	Cond 3	Year 2008	Eff Age 14		
Valuation Summary		Modifier Total	RCN	Depr (57% Phys/ % Func)		RCNLD
Base Cost (52.20 x 475)		24,795		24,795	14,133	10,662



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
PACN	Paving - Concrete AROUND POOL		0x0x0	Concrete		1,000
Qual	3	Cond 3	Year 2008	Eff Age 9		
Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD	
Base Cost (4.79 x 1,000)		4,790		4,790	2,443	2,347
UTIL	Utility Building		16x30x8	Concrete	Formed Metal	480
Qual	3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (31.86 x 480)		15,293		15,293	5,658	9,635
UTIL	Utility Building		16x30x8	Concrete	Formed Metal	480
Qual	3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (31.86 x 480)		15,293		15,293	5,658	9,635
EQSH	Equipment Shed		50x85x16	Dirt	Formed Metal	4,250
Qual	3	Cond 3	Year 2002	Eff Age 18		
Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD	
Base Cost (18.18 x 4,250)		77,265		77,265	33,224	44,041
UTIL	Utility Building		20x35x10	Concrete	Composition Shingle	700
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
Base Cost (31.86 x 700)		22,302		22,302	10,928	11,374
EQSH	Equipment Shed		24x60x12	Dirt	Formed Metal	1,440
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
Base Cost (19.07 x 1,440)		27,461		27,461	13,456	14,005
BNGP	Barn - General Purpose		34x66x10	Concrete	Formed Metal	2,244
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
Base Cost (23.13 x 2,244)		51,904		51,904	25,433	26,471




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Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 2.5 - Fair Architecture MTL METAL HOME Style 100% One Story Exterior Wall 100% Frame, Siding, Metal Base/Total Area 1,296 / 1,296 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 4 Metal, Preformed Area on Slab 1,296 Fixture/RghIn 11 / Bed/F/H Bath 2 / 1.0 / Basement Area Garage Type Remodel Year/Eff Age 2007 / 14																																															
Cost Approach Manual : 01/2025		GRM Approach GRM Code Gross Rent 0.00 Indicated Value																																													
<table border="0"> <tr> <td>Base Cost</td><td>94.57</td><td>Total Misc Impr</td><td>+</td><td>2,893</td></tr> <tr> <td>Roofing Adj</td><td>+ 5.14</td><td>Garage Cost</td><td>+</td><td></td></tr> <tr> <td>Subfloor Adj</td><td>+ -1.15</td><td>Total RCN</td><td>=</td><td>159,566</td></tr> <tr> <td>Heat/Cool Adj</td><td>+ 11.47</td><td>Depreciation (16%)</td><td>-</td><td>25,531</td></tr> <tr> <td>Plumbing Adj</td><td>+ 10.86</td><td>Lump Sums</td><td>+</td><td>7,294</td></tr> <tr> <td>Basement Adj</td><td>+ 0.00</td><td>RCNLD</td><td>=</td><td>141,329</td></tr> <tr> <td>Adj Base Cost</td><td>= 120.89</td><td>Lot Value</td><td>+</td><td></td></tr> <tr> <td>Total Area</td><td>x 1,296</td><td>Indicated Value</td><td>=</td><td>141,329</td></tr> <tr> <td>Adjusted Cost</td><td>= 156,673</td><td>Value Per SqFt</td><td></td><td>109.05</td></tr> </table>		Base Cost	94.57	Total Misc Impr	+	2,893	Roofing Adj	+ 5.14	Garage Cost	+		Subfloor Adj	+ -1.15	Total RCN	=	159,566	Heat/Cool Adj	+ 11.47	Depreciation (16%)	-	25,531	Plumbing Adj	+ 10.86	Lump Sums	+	7,294	Basement Adj	+ 0.00	RCNLD	=	141,329	Adj Base Cost	= 120.89	Lot Value	+		Total Area	x 1,296	Indicated Value	=	141,329	Adjusted Cost	= 156,673	Value Per SqFt		109.05	Multiple Regression MRA Code 1 Test Adusted R 0.8445 Indicated Value 137,445 106.05 Per SqFt
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		Direct Comparables Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value																																													
		Value Reconciliation Selected Approach Cost Approach Improvements 141,329 Lot Value Indicated Value 141,329 109.05 Per SqFt Agland Value Site Improvements Total Value 141,329 109.05 Total Value Per SqFt																																													

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	64782	20x10		200	36.47		7,294
PATC	Patio - Covered	191131	16x10		160	18.08		2,893



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

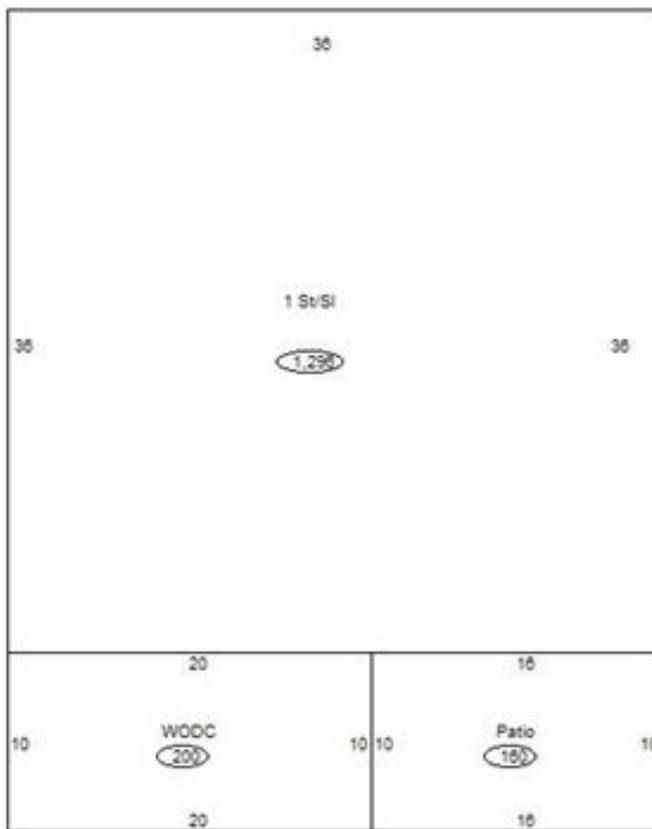
Date 04/18/2026

Time 06:09:12

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Sketch Image

660026804



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,296	1.000	1,296
2	M	WODC		10	WODC	200	1.000	200
3	M	PATC		10	Patio	160	1.000	160
Total Building Area						1,296		1,296



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/18/2026
Time 06:09:12
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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY FLOOD ZONE</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value</p> <p>Cost Approach Value</p>	<p>Image Information</p> <p>Image ID 949377</p> <p>Image Date 1/6/2021</p> <p>Name IMG_0017.JPG</p> <p>Description C:\Users\TA\Desktop\VIS INSP PHOTOS TOM\2021-01-06\IMG_0017.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 141,329</p> <p>Land Value</p> <p>Total Appraised Value</p>



Rogers

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Agland Inventory

660026804

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80		0	5.000	0	192	0	0
NTV PST Totals						5.000			0	0
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80		0	4.000	224	224	896	896
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	1.000	224	224	224	224
IMP PST Totals						5.000			1,120	1,120
Total Agland						10.000			1,120	1,120