




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:23:53
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Assessment Data					Primary Image																																																																																																																				
Account 660026931 Parcel ID 20N17E-31-2-00000-000-0000 Cadastral ID 31-20-17-00700 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 335200 PICKEL, JAMES 30114 S 4195 RD INOLA OK 74036-0000 Parcel Location Situs 30114 S 4195 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 31 / 20 / 17 / 2 Neighborhood 2017 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-16\IMG 8/16/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.17475733 -95.53966760																																																																																																																									
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Lot Data	Square-Foot - NBHD 2017 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 5.1592 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 224,734.00 x .37 = 83,260 Factor Value Adjustments 1.0000 Lot Value 83,260		

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-16\IMG 8/16/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,828 / 2,647
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	294,842	111.39	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	86.87	Total Misc Impr	+ 15,174				
Roofing Adj	+ 3.31	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 298,827				
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 134,472				
Plumbing Adj	+ 4.34	Lump Sums	+ 5,307				
Basement Adj	+ 0.00	RCNLD	= 169,662				
Adj Base Cost	= 107.16	Lot Value	+ 83,260				
Total Area	x 2,647	Indicated Value	= 252,922				
Adjusted Cost	= 283,653	Value Per SqFt	95.55				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,662		
Lot Value	83,260		
Indicated Value	252,922	95.55	Per SqFt
Agland Value			
Site Improvements	76,971		
Total Value	329,893	124.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	64889	29x10		290	26.02		7,546
PRCH	SLAB PORCH - COVERED	64890	21x4		84	26.66		2,239
PRCH	SLAB PORCH - COVERED	64891	20x9		180	26.36		4,745
BALW	BALCONY - WOOD	64892	21x9		189	28.08		5,307
PRCH	Slab Porch - Covered	151205	8x3		24	26.85		644
SHLT	STORM SHELTER-UG			1 2021	1	0.00		



Rogers

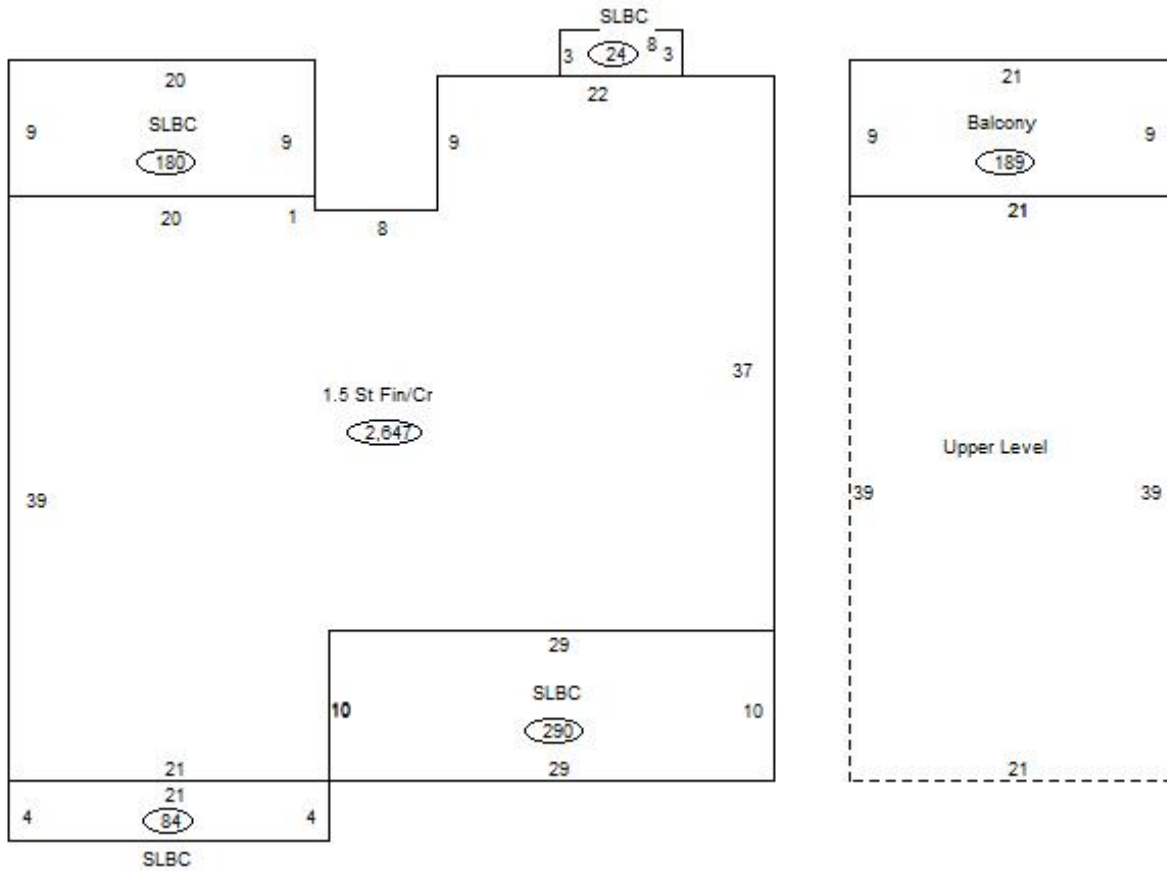
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Sketch Image

660026931



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	1,828	1.448	2,647
2	M	PRCH		13	SLBC	290	1.000	290
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PRCH		13	SLBC	180	1.000	180
5	M	BALW		13	Balcony	189	1.000	189
6	U	^UL	Overhang	13	Upper Level	819	1.000	819
7	M	PRCH		13	SLBC	24	1.000	24
Total Building Area						1,828		2,647



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	60x40x12	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
	Base Cost (26.64 x 2,400)		63,936	63,936	5,754	58,182
	SHDS	Shed - Small	10x12x8	Base	Formed Metal	120
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (21.77 x 120)		2,612	2,612	1,202	1,410
	SHDS	Shed - Small	18x30x8	Base		540
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (15.58 x 540)		8,413	8,413	3,870	4,543
	SHDS	Shed - Small	10x12x0	Base	Galvanized Metal	120
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (21.50 x 120)		2,580	2,580	1,522	1,058
	SPLG	Swimming Pool - In Ground VINYL	14x30x0	Base		420
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (73% Phys/ % Func)	RCNLD
	Base Cost (53.03 x 420)		22,273	22,273	16,259	6,014
	GRDT	Garage - Detached	30x30x8	Base	Composition Shingle	900
	Qual	2	Cond 3	Year 1976	Eff Age 38	
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD
	Base Cost (17.31 x 900)		15,579	15,579	9,815	5,764