



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660026933 Parcel ID 20N17E-31-2-00000-000-0000 Cadastral ID 31-20-17-00900 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 287112 SUND, STEVEN & BRANDEN & TABITHA SUND C/O AMBER SUND PO BOX 11 INOLA OK 74036-0000 Parcel Location Situs 30072 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>\\tsclient\C\TOMS PC PICS\2017-09-15\043.JPG 9/18/2017</p>																																																																																																																				
Legal Description S2 NE NE NW Lat/Long: 36.17566337 -95.53965510																																																																																																																									
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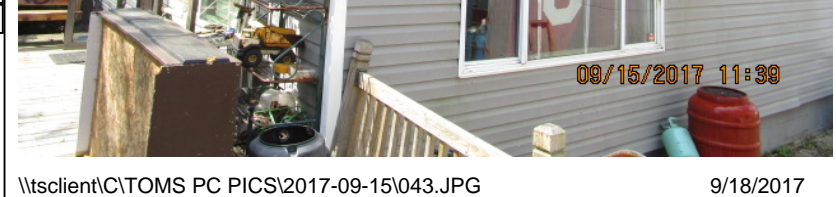
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Lot Data	Square-Foot - NBHD 2017 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 5.1158 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 222,845.00 x .37 = 82,769 Factor Value Adjustments 1.0000 Lot Value 82,769		<p>\\tsclient\C\TOMS PC PICS\2017-09-15\043.JPG 9/18/2017</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,352 / 1,352
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2006 / 20



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	139,892	103.47	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	85.53	Total Misc Impr	+ 10,868				
Roofing Adj	+ 3.90	Garage Cost	+ 10,868				
Subfloor Adj	+ 2.31	Total RCN	= 140,944				
Heat/Cool Adj	+ 0.76	Depreciation (27%)	- 38,055				
Plumbing Adj	+ 3.71	Lump Sums	+ 2,215				
Basement Adj	+ 0.00	RCNLD	= 105,104				
Adj Base Cost	= 96.21	Lot Value	+ 82,769				
Total Area	x 1,352	Indicated Value	= 187,873				
Adjusted Cost	= 130,076	Value Per SqFt	138.96				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,104		
Lot Value	82,769		
Indicated Value	187,873	138.96	Per SqFt
Agland Value			
Site Improvements	17,058		
Total Value	204,931	151.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	64899	20x10		200	54.34		10,868
WODO	WOOD DECK - OPEN	64900	264		264	16.78	50%	2,215



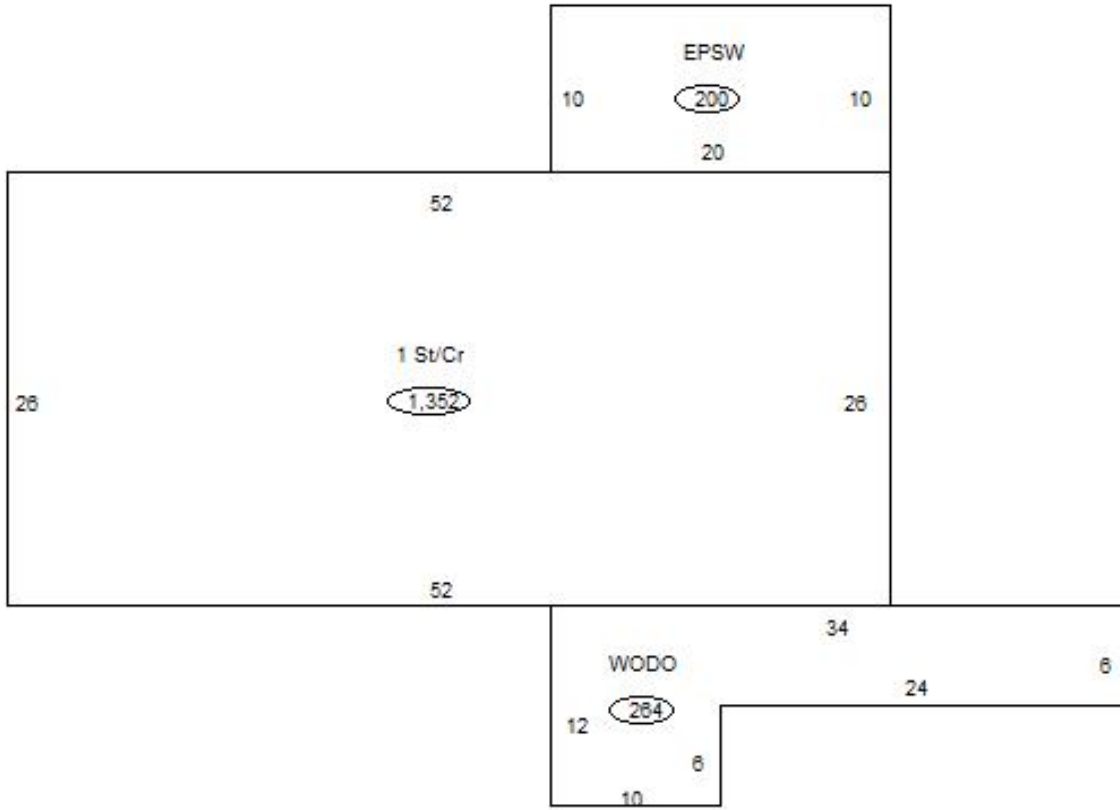
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,352	1.000	1,352
2	M	EPSW		13	EPSW	200	1.000	200
3	M	WODO		13	WODO	264	1.000	264
Total Building Area						1,352		1,352



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x36x8	Base	Composition Shingle	864
	Qual 2	Cond 3	Year 2013	Eff Age 10		
	Valuation Summary Base Cost (17.31 x 864) 14,956		Modifier Total	RCN 14,956	Depr (20% Phys/ % Func) 2,991	RCNLD 11,965
	BNGP	Barn - General Purpose	42x25x8	Base	Formed Metal	1,050
	Qual 2	Cond 2	Year 1970	Eff Age 56		
	Valuation Summary Base Cost (20.21 x 1,050) 21,221		Modifier Total	RCN 21,221	Depr (76% Phys/ % Func) 16,128	RCNLD 5,093