



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 660026941 Parcel ID 20N17E-31-3-00000-000-0000 Cadastral ID 31-20-17-01700 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 145914 BULLARD, CONNIE JO REVOCABLE TRUST 30604 S 4195 RD INOLA OK 74036-0000 Parcel Location Situs 30604 S 4195 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 31 / 20 / 17 / 3 Neighborhood 2017 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					<p>660026941_002.JPG 12/16/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.16823555 -95.54019274																																																																																																																									
S 220' N 660' E 990' NE 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 2017 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 5.1468 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 224,196.00 x .37 = 83,120 Factor Value Adjustments 1.0000 Lot Value 83,120		<p>660026941 12/16/25</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,812 / 1,812
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 41



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	162,341	89.59	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	101.90	Total Misc Impr	+	5,210			
Roofing Adj	+ 4.36	Garage Cost	+				
Subfloor Adj	+ 1.15	Total RCN	=	235,914			
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	115,598			
Plumbing Adj	+ 8.44	Lump Sums	+	3,876			
Basement Adj	+ 0.00	RCNLD	=	124,192			
Adj Base Cost	= 127.32	Lot Value	+	83,120			
Total Area	x 1,812	Indicated Value	=	207,312			
Adjusted Cost	= 230,704	Value Per SqFt		114.41			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,192		
Lot Value	83,120		
Indicated Value	207,312	114.41	Per SqFt
Agland Value			
Site Improvements	31,743		
Total Value	239,055	131.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	64921	51		51	24.11		1,230
PRCH	SLAB PORCH - COVERED	64922	14x12		168	23.69		3,980
WODO	WOOD DECK - OPEN	64923	14x14		196	21.04	6%	3,876

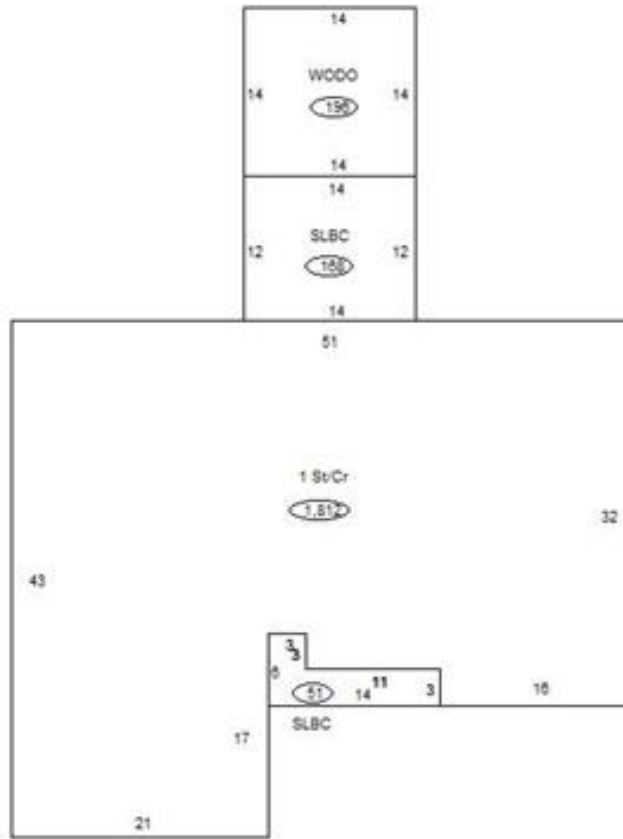


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Sketch Image

660026941



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,812	1.000	1,812
2	M	PRCH		13	SLBC	51	1.000	51
3	M	PRCH		13	SLBC	168	1.000	168
4	M	WODO		13	WODO	196	1.000	196
Total Building Area						1,812		1,812



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	22x50x10	Concrete	Formed Metal	1,100
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	
Base Cost (30.08 x 1,100)		33,088		33,088	4,963	28,125
	SHDS	Shed - Small	8x8x8	Plank	Composition Shingle	64
	Qual	2	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	
Base Cost (26.90 x 64)		1,722		1,722	895	827
	SHDS	Shed - Small	12x20x8	Plank	Formed Metal	240
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	
Base Cost (18.84 x 240)		4,522		4,522	2,668	1,854
	SHDS	Shed - Small	10x10x6	Plank	Formed Metal	100
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	
Base Cost (22.85 x 100)		2,285		2,285	1,348	937