



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:12:28
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Assessment Data					Primary Image																																																																																																																				
Account 660026953 Parcel ID 20N17E-31-3-00000-000-0000 Cadastral ID 31-20-17-03010 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 324985 WELCH, ALVIS &/OR SHARON LIFE ESTATE 30531 E 6TH ST S BROKEN ARROW OK 74014-0000																																																																																																																									
Parcel Location Situs 30833 S 4190 RD Subdivision Lot/Block / Parcel Size 2.18 - Acres Sec/Twn/Rng 31 / 20 / 17 / 3 Neighborhood 2017 - UNPLATTED LAND School District S005 - INOLA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.16495135 -95.54609523 TR IN LOT 4, BEG 330.49' S NW/ COR LOT 4, E 575.40'; S 165.22'; W 574.91'; N 165.24' TO POB					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>R25 019</td> <td>NEW RMA 2300 SQ FT</td> <td>01/2026</td> <td></td> <td>146,000</td> </tr> <tr> <td>R17 000052</td> <td>R19- NEW 30X48 DET ACC BLDG</td> <td>12/2017</td> <td>09/2018</td> <td>20,000</td> </tr> <tr> <td>R2017 02 24</td> <td>R18-NEW 1863 SQ FT SFR</td> <td>02/2017</td> <td>12/2017</td> <td>175,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 019	NEW RMA 2300 SQ FT	01/2026		146,000	R17 000052	R19- NEW 30X48 DET ACC BLDG	12/2017	09/2018	20,000	R2017 02 24	R18-NEW 1863 SQ FT SFR	02/2017	12/2017	175,000																																																																																												
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Lot Data	Square-Foot - NBHD 2017 #1	Primary Image
Lot Size Lot Count Units Buildable 2.18 Non-Ag Acres 2.5132 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 109,474.00 x .49 = 53,292 Factor Value Adjustments 1.0000 Lot Value 53,292		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,957 / 1,957
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,957
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	633 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2017 / 7

660026953	12/09/25
660026953_001.JPG	1/14/2026

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	326,059	166.61	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	99.71	Total Misc Impr	+	28,337			
Roofing Adj	+ 5.53	Garage Cost	+	24,067			
Subfloor Adj	+ -2.21	Total RCN	=	298,301			
Heat/Cool Adj	+ 12.64	Depreciation (7%)	-	20,881			
Plumbing Adj	+ 9.98	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	277,420			
Adj Base Cost	= 125.65	Lot Value	+	53,292			
Total Area	x 1,957	Indicated Value	=	330,712			
Adjusted Cost	= 245,897	Value Per SqFt		168.99			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	277,420		
Lot Value	53,292		
Indicated Value	330,712	168.99	Per SqFt
Agland Value			
Site Improvements	49,982		
Total Value	380,694	194.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2018	1	0.00		
PRCH	SLAB PORCH - COVERED	136023	64x11		704	25.04		17,628
PRCH	SLAB PORCH - COVERED	136024	38x11		418	25.62		10,709



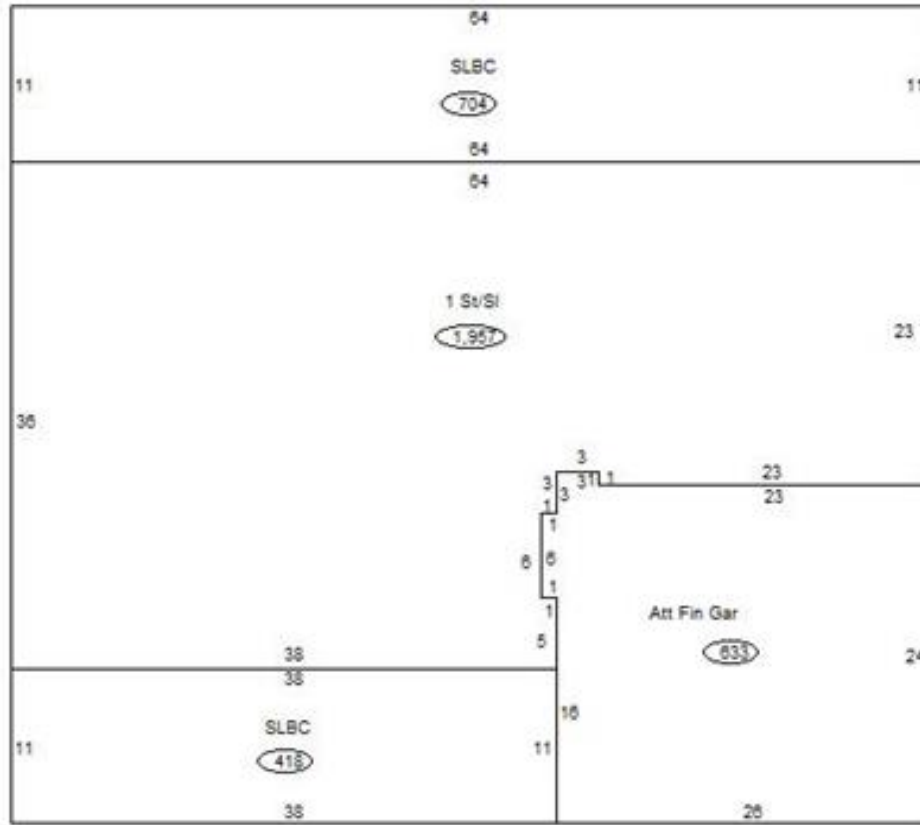
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Sketch Image

660026953



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,957	1.000	1,957
2	G	5		13	Att Fin Gar	633	1.000	633
3	M	PRCH		13	SLBC	704	1.000	704
4	M	PRCH		13	SLBC	418	1.000	418
Total Building Area						1,957		1,957



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	48x30x12	Concrete	Formed Metal	1,440
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (31.53 x 1,440)		45,403	45,403	4,994	40,409
	LNT0	LEAN-TO	48x16x8	Base	Formed Metal	768
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (7.68 x 768)		5,898	5,898	2,182	3,716
	LNT0	LEAN TO - ATTACHED	23x16x8	Concrete	Formed Metal	368
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (14.52 x 368)		5,343	5,343	1,977	3,366
	PCPT	Carport - Portable	18x20x8	Base	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.67 x 360)		1,681	1,681	1,681	
	PCPT	Carport - Portable - NCV	18x20x8	Base	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.67 x 360)		1,681	1,681	1,681	
	SHDS	Shed - Small	16x16x8	Plank		256
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (18.02 x 256)		4,613	4,613	2,122	2,491