



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:43:48
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Assessment Data					Primary Image																																																																																																																				
Account 660026965 Parcel ID 20N17E-31-3-00000-000-0000 Cadastral ID 31-20-17-03730 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 335076 COOP, LAVERLE DEAN & DINAH JO REVOCABLE LIVING TRUST 30852 S 4195 RD INOLA OK 74036-0000																																																																																																																									
Parcel Location Situs 30852 S 4195 RD Subdivision Lot/Block / Parcel Size 2.84 - Acres Sec/Twn/Rng 31 / 20 / 17 / 3 Neighborhood 2017 - UNPLATTED LAND School District S005 - INOLA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.16454941 -95.53943523					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	Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Vinyl 50% Veneer, Masonry
Base/Total Area	1,424 / 1,424
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1953 / 55

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	91.35	Total Misc Impr	+	6,197			
Roofing Adj	+ 3.94	Garage Cost	+	16,780			
Subfloor Adj	+ 2.33	Total RCN	=	189,300			
Heat/Cool Adj	+ 10.30	Depreciation (63%)	-	119,259			
Plumbing Adj	+ 8.88	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	70,041			
Adj Base Cost	= 116.80	Lot Value	+				
Total Area	x 1,424	Indicated Value	=	70,041			
Adjusted Cost	= 166,323	Value Per SqFt		49.19			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	70,041		
Lot Value			
Indicated Value	70,041	49.19	Per SqFt
Agland Value	545		
Site Improvements	79,469		
Total Value	150,055	105.38	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	64954	20x12		240	20.54		4,930
PRCH	SLAB PORCH - COVERED	64955	12x5		60	21.11		1,267



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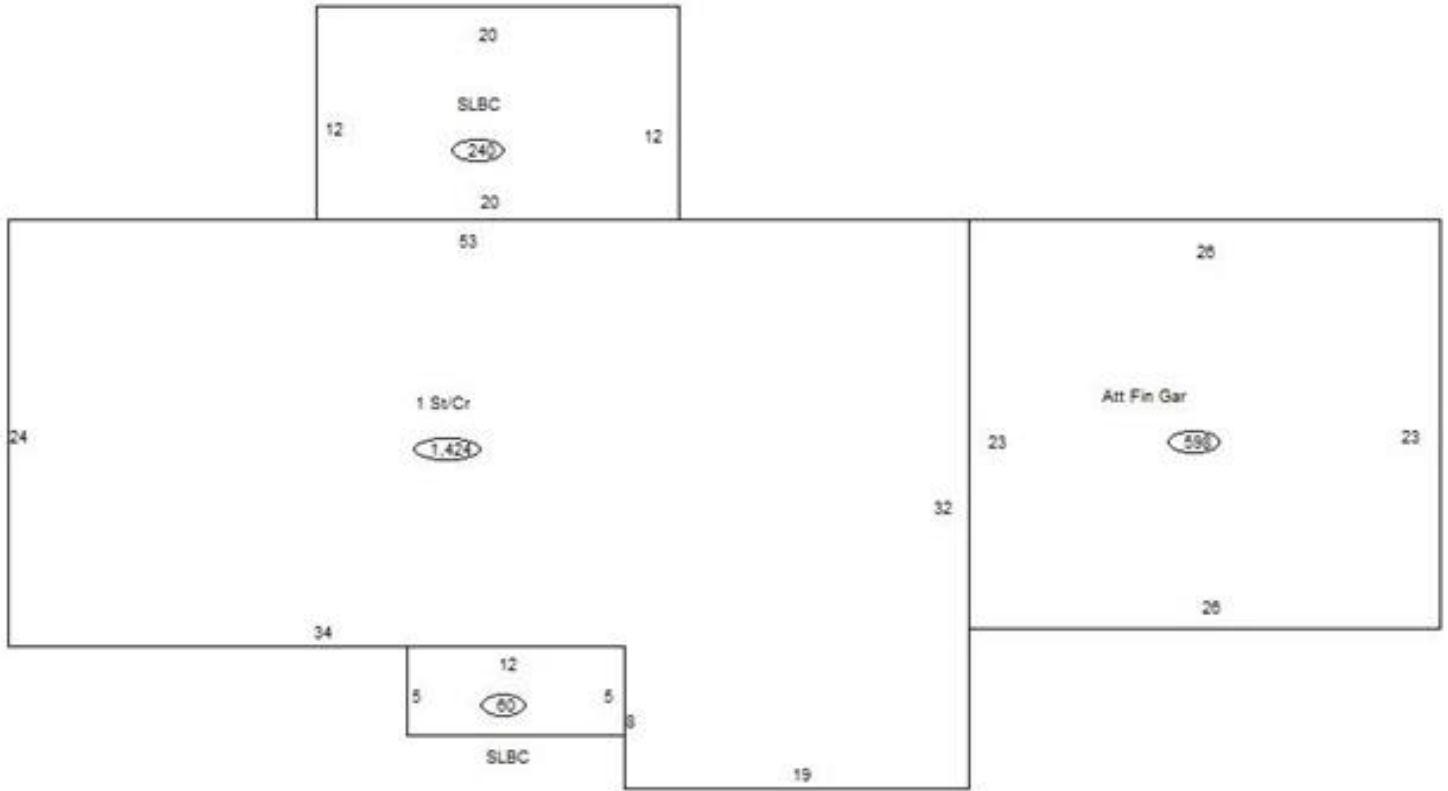
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Sketch Image

660026965



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,424	1.000	1,424
2	G	5		10	Att Fin Gar	598	1.000	598
3	M	PRCH		10	SLBC	240	1.000	240
4	M	PRCH		10	SLBC	60	1.000	60
Total Building Area						1,424		1,424



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x8	Plank	Formed Metal	200
	Qual	2	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
	Base Cost (19.52 x 200)		3,904	3,904	547	3,357
	UTIL	Utility Building	22x78x10	Concrete	Formed Metal	1,716
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (27.19 x 1,716)		46,658	46,658	11,665	34,993
	LNT0	LEAN-TO	12x42x10	Plank	Formed Metal	504
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (13.96 x 504)		7,036	7,036	3,659	3,377
	LOAF	Loafing Shed	8x12x6	Dirt	Formed Metal	96
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 96)		655	655	301	354
	SHDS	Shed - Small	14x20x8	Dirt	Formed Metal	280
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (12.82 x 280)		3,590	3,590	1,651	1,939
	LOAF	Loafing Shed	8x12x6	Dirt	Formed Metal	96
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 96)		655	655	301	354
	UTIL	Utility Building	50x40x12	Concrete	Formed Metal	2,000
	Qual	2	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (26.59 x 2,000)		53,180	53,180	19,677	33,503



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	LOAFING SHED	10x20x8	Dirt	Formed Metal	200
	Qual 3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (6.82 x 200)		1,364		1,364	709	655
	SHDS	Shed - Small	10x10x8	Plank	Composition Shingle	100
	Qual 2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
Base Cost (22.85 x 100)		2,285		2,285	1,348	937



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	1.250	192	192	240	240
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	1.250	192	192	240	240
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			.340	192	192	65	65
NTV PST Totals						2.840			545	545
Total Agland						2.840			545	545