



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 05:15:46  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660026986 <b>Parcel ID</b> 000000-00-0-00642-002-0002 <b>Cadastral ID</b> 31-20-17-04090 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RAP VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 347219 BALES, PHILLIP REVOCABLE TRUST  16052 E RANCHETTE RD #A INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 16052 RANCHETTE RD <b>Subdivision</b> R & R ESTATES <b>Lot/Block</b> 0002 / 0002 <b>Parcel Size</b> .66 - Lots <b>Sec/Twn/Rng</b> 31 / 20 / 17 / 5 <b>Neighborhood</b> 1093 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS					<p>660026986_001.JPG 12/16/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.17085422 -95.54626115																																																																																																																									
<b>Legal Description</b> R & R ESTATES LOT 2 BLOCK 2 LESS A PARCEL OF LAND CONTAINING PART OF LOTS 1 & 2 BLOCK 2 R & R ESTATES DESC AS FOLLOWS: COMM 42.25' EAST OF NW/C LOT 1 BLOCK 2; S10 2017E 453.15' TO POB; S10.2017E 82.90'; S01.2727E 93.03' TO POINT ON NLY ROW OF ST HWY 33; ELY ALONG SAID ROW LINE BEING A CURVE LEFT RADIUS 42,706.83'					<b>Building Permits</b> <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 1093 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

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% Rustic Log
Base/Total Area	2,045 / 3,028
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,045
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2008 / 14

660026986	12/16/25
660026986_001.JPG	12/16/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	91.95	Total Misc Impr	+ 41,824				
Roofing Adj	+ 3.70	Garage Cost	+				
Subfloor Adj	+ -1.48	Total RCN	= 386,108				
Heat/Cool Adj	+ 12.64	Depreciation ( 14%)	- 54,055				
Plumbing Adj	+ 6.89	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 332,053				
Adj Base Cost	= 113.70	Lot Value	+				
Total Area	x 3,028	Indicated Value	= 332,053				
Adjusted Cost	= 344,284	Value Per SqFt	109.66				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	332,053		
Lot Value			
Indicated Value	332,053	109.66	Per SqFt
Agland Value	306		
Site Improvements	64,762		
Total Value	397,121	131.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2015	0.00		
PRCH	SLAB PORCH - COVERED	64987	1533		1,533	23.62		36,209



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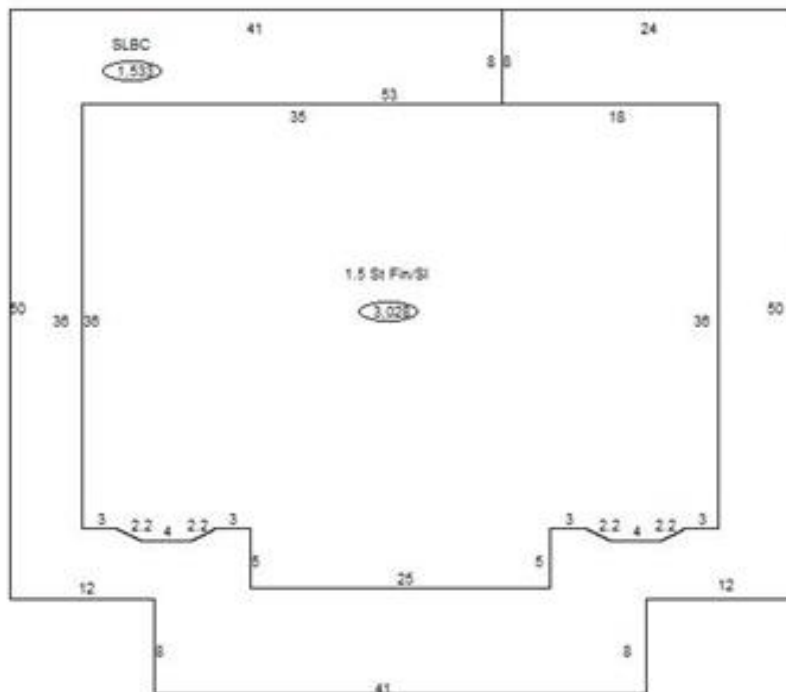
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### Sketch Image

660026986



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,045	1.481	3,028
2	U	^UL		13	Upper Level (1)	983	1.000	983
3	M	PRCH		13	SLBC	1,533	1.000	1,533
<b>Total Building Area</b>						<b>2,045</b>		<b>3,028</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	40x20x10	Concrete	Formed Metal	800
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.55 x 800)		22,040	22,040	5,510	16,530
	LNT0	LEAN-TO	40x8x8	Concrete	Formed Metal	320
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (13.91 x 320)		4,451	4,451	2,315	2,136
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.98 x 120)		2,518	2,518	1,158	1,360
	UTIL	Utility Building	60x50x10	Concrete	Formed Metal	3,000
	Qual	2	Cond 3	Year 2005	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (23.67 x 3,000)		71,010	71,010	26,274	44,736



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			1.820	168	168	306	306
<b>IMP PST Totals</b>						1.820			306	306
<b>Total Agland</b>						1.820			306	306