



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:15:55
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Assessment Data					Primary Image																																																																																																																				
Account 660026988 Parcel ID 000000-00-0-00642-002-0004 Cadastral ID 31-20-17-04110 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 141954 YORK, ANTHONY J & JANICE E 16104 B E RANCHETTE RD INOLA OK 74036-0000 Parcel Location Situs 16112 RANCHETTE RD Subdivision R & R ESTATES Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 20 / 17 / 5 Neighborhood 1093 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660026988_002.JPG 1/14/2026</p>																																																																																																																				
Legal Description Lat/Long: 36.17060747 -95.54506899																																																																																																																									
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1093 #1	Primary Image
Lot Size		<p>660026988 12/09/25</p> <p>660026988_002.JPG 1/14/2026</p>
Lot Count		
Units Buildable	10305	
Non-Ag Acres	2.5484	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	111,008.00 x .78 = 86,769	
Factor Value		
Adjustments	1.0000	
Lot Value	86,769	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	0 / 0
Style	
HVAC	
Roof Cover	
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0				
Roofing Adj	+ 0.00	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0				
Plumbing Adj	+ 0.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 0				
Adj Base Cost	= 0.00	Lot Value	+ 86,769				
Total Area	x 0	Indicated Value	= 86,769				
Adjusted Cost	= 0	Value Per SqFt	0.00				

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			
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	86,769		
Indicated Value	86,769	0.00	Per SqFt
Agland Value			
Site Improvements	41,635		
Total Value	128,404	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER		0	1	2000	1	0.00	



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Sketch Image

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Outbuildings/Site Improvements

660026988

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x20x6	Concrete	Formed Metal	400
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (8.70 x 400)	3,480		3,480	1,496	1,984
	UTIL	Utility Building	30x30x10	Concrete	Formed Metal	900
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
	Base Cost (33.54 x 900)	30,186		30,186	6,641	23,545
	UTIL	Utility Building	16x20x8	Concrete	Formed Metal	320
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (30.60 x 320)	9,792		9,792	2,448	7,344
	LNT0	Lean To - Attached	18x20x6	Base	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (9.55 x 360)	3,438		3,438	1,788	1,650
	SHDS	Shed - Small	10x12x8	Base	Formed Metal	120
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (20.85 x 120)	2,502		2,502	1,476	1,026
	GRDT	Garage - Detached	24x24x8	Base		576
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (17.94 x 576)	10,333		10,333	5,063	5,270
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (24.87 x 80)	1,990		1,990	1,174	816



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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		D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-19\IMG 8/19/2021			
Adjustments		GRM Approach			
Lot Value		GRM Code		Gross Rent	0.00
Residential Data		Indicated Value		Multiple Regression	
Type	6 Mobile Home 46 x 28	MRA Code		Adusted R	
Condition	3 - Average	Indicated Value		Direct Comparables	
Quality	2.5 - Fair	Selection Model		A Adam Test	
Architecture	6 MS ADJ	Adjustment Model		1 2022 Residential	
Style	100% Double Wide	Comparables		Indicated Value	
Exterior Wall	100% Lap	Value Reconciliation		Selected Approach Cost Approach	
Base/Total Area	1,288 / 1,288	Improvements		12,724	
Style	100% Double Wide	Lot Value		12,724	
HVAC	100% Warmed & Cooled Air	Indicated Value		12,724 9.88 Per SqFt	
Roof Cover	14 Metal, Ribbed	Agland Value		Site Improvements	
Area on Slab	0	Total Value		12,724 9.88 Total Value Per SqFt	
Fixture/RghIn	/				
Bed/F/H Bath	/ /				
Basement Area					
Garage Type					
Remodel					
Year/Eff Age	1987 / 29				
Cost Approach		Manual : 01/2025			
Base Cost	33.00	Total Misc Impr	+	4,603	
Roofing Adj	+ 2.59	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	63,619	
Heat/Cool Adj	+ 3.23	Depreciation (80%)	-	50,895	
Plumbing Adj	+ 7.00	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	12,724	
Adj Base Cost	= 45.82	Lot Value	+		
Total Area	x 1,288	Indicated Value	=	12,724	
Adjusted Cost	= 59,016	Value Per SqFt		9.88	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	136866	8x7		56	42.11		2,358
PRCH	SLAB PORCH - COVERED	136867	12x12		144	15.59		2,245



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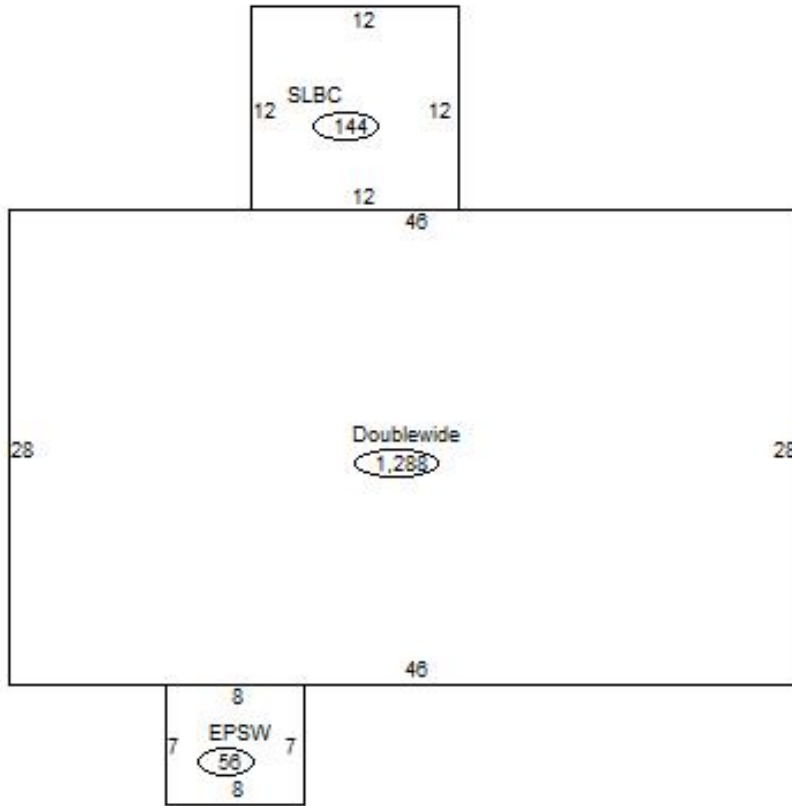
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	1,288	1.000	1,288
2	M	EPSW		13	EPSW	56	1.000	56
3	M	PRCH		13	SLBC	144	1.000	144
Total Building Area						1,288		1,288