



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:15:48
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660026998 Parcel ID 000000-00-0-00642-002-0002 Cadastral ID 31-20-17-04210 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 347219 BALES, PHILLIP REVOCABLE TRUST 16052 E RANCHETTE RD #A INOLA OK 74036-0000 Parcel Location Situs 16052 RANCHETTE RD Subdivision R & R ESTATES Lot/Block 0002 / 0002 Parcel Size .33 - Lots Sec/Twn/Rng 31 / 20 / 17 / 5 Neighborhood 1093 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660026998_001.JPG 12/16/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.16999825 -95.54637731																																																																																																																									
Legal Description R & R ESTATES S 176.93' LOTS 1 & 2 BLOCK 2 LESS HWY (FURTHER DESC AS COMM 42.25' E NW/C SD LOT 1 BLK 2; S10-20-17E 453.15 TO POB; CONT S10-20-17E 82.90'; S10-27- 27E 93.03' TO PT NLY ROW/L HWY; ELY ALG ROW/L CURVE L RAD 42,796.83' DIST 222.63 TO PT ON E/L OF SD LOT 2 BLK 2PT BEING 11.4' N SE/C OF SD LOT 2; NLY ALG E/L LOT					Building Permits																																																																																																																				
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Lot Data		Square-Foot - NBHD 1093 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	7007							
Non-Ag Acres	0.9029							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	39,329.00 x 1.15 = 45,228							
Factor Value								
Adjustments	1.0000							
Lot Value	45,228							
Residential Data				660026998_001.JPG 12/16/2025				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model A Adam Test				
Area on Slab				Adjustment Model 1 2022 Residential				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 45,228				
Cost Approach		Manual : 01/2025		Indicated Value 45,228 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value 45,228 0.00 Total Value Per SqFt				
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	+ 45,228					
Total Area	x	Indicated Value	= 45,228					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value