



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660027639 Parcel ID 19N17E-32-1-00000-000-0000 Cadastral ID 32-19-17-00400 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 306437 DUNCAN, DEWEY THOMAS 36504 S 4208 RD INOLA OK 74036-0000 Parcel Location Situs 36504 S 4208 RD Subdivision Lot/Block / Parcel Size 30 - Acres Sec/Twn/Rng 32 / 19 / 17 / 1 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1005\IMG_0013. 10/5/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.08391860 -95.51830351 S2 SW NE & S2 N2 SW NE																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

\\tsclient\C\Users\Randy Necessary\Pictures\101_1005\IMG_0013. 10/5/2021

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	20% Veneer, Stone 80% Frame, Siding, Wood
Base/Total Area	2,454 / 3,080
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,454
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	834 Attached Garage - Finished
Remodel	
Year/Eff Age	2014 / 9

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	87.81	Total Misc Impr	+ 32,588	Roofing Adj	+ 3.60	Garage Cost	+ 31,142
Subfloor Adj	+ -1.73	Total RCN	= 398,403	Heat/Cool Adj	+ 12.64	Depreciation (9%)	- 35,856
Plumbing Adj	+ 6.34	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 362,547
Adj Base Cost	= 108.66	Lot Value	+ 362,547	Total Area	x 3,080	Indicated Value	= 362,547
Adjusted Cost	= 334,673	Value Per SqFt	117.71				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	362,547		
Lot Value			
Indicated Value	362,547	117.71	Per SqFt
Agland Value	4,880		
Site Improvements	164,426		
Total Value	531,853	172.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	5,615.40		11,231
PRCH	SLAB PORCH - COVERED	120248	12x10		120	26.55		3,186
PRCH	SLAB PORCH - COVERED	120249	728		728	24.96		18,171



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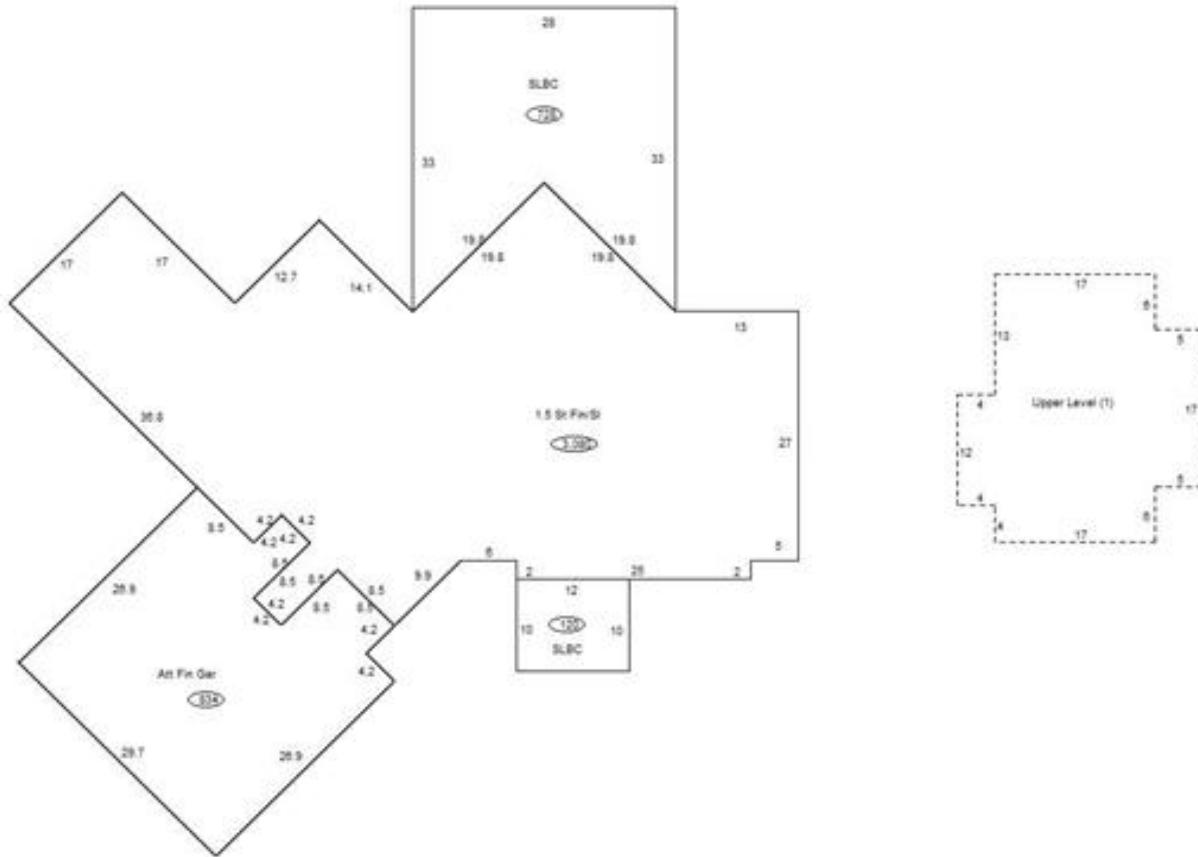
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,454	1.255	3,080
2	U	^UL		13	Upper Level (1)	626	1.000	626
3	G	5		13	Att Fin Gar	834	1.000	834
4	M	PRCH		13	SLBC	120	1.000	120
5	M	PRCH		13	SLBC	728	1.000	728
Total Building Area						2,454		3,080



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	24x36x10	Dirt	Formed Metal	864
Qual	3	Cond 3	Year 2022	Eff Age 3		

Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (20.55 x 864)	17,755		17,755	888	16,867

	BNGP	Barn - General Purpose	42x48x10	Concrete	Formed Metal	2,016
Qual	4	Cond 3	Year 2022	Eff Age 3		

Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (34.38 x 2,016)	69,310		69,310	3,466	65,844

	UTIL	Utility Building	0x0x0	Concrete	Formed Metal	3,280
Qual	4.5	Cond 3	Year 2012	Eff Age 11		

Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
Base Cost (31.94 x 3,280)	104,763		104,763	23,048	81,715



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	1.000	122	122	122	122
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	4.000	72	72	288	288
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80		0	1.000	192	192	192	192
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80		0	1.000	192	192	192	192
OS	OSAGE CLAY	NTV PST	58		139	2.000	139	139	278	278
OS	OSAGE CLAY	NTV PST	58		139	6.000	139	139	834	834
RVC	RIVERTON GRAVELLY LOAM 3-	NTV PST	61		0	1.000	146	146	146	146
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84		202	12.000	202	202	2,424	2,424
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84		202	2.000	202	202	404	404
NTV PST Totals						30.000			4,880	4,880
Total Agland						30.000			4,880	4,880