



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:24:06
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Assessment Data					Primary Image																																																																																																																				
Account 660029219 Parcel ID 20N16E-34-1-00000-000-0000 Cadastral ID 34-20-16-00800 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 265079 BRADSHAW, TIM O & MELISSA L 30100 S 4170 RD INOLA OK 74036-0000 Parcel Location Situs 30106 S 4170 RD Subdivision Lot/Block / Parcel Size 1.98 - Acres Sec/Twn/Rng 34 / 20 / 16 / 1 Neighborhood 2016 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (10)\IMG_0003.JPG 2/18/2022</p>																																																																																																																				
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.98	
Non-Ag Acres	1.9837	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	86,409.00 x .50 = 43,254	
Factor Value		
Adjustments	1.0000	
Lot Value	43,254	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,079 / 1,079
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1967 / 44

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	150,181	139.19	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	113.79	Total Misc Impr	+	7,136	
Roofing Adj	+ 4.82	Garage Cost	+	11,700	
Subfloor Adj	+ 1.28	Total RCN	=	166,152	
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	86,399	
Plumbing Adj	+ 5.17	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	79,753	
Adj Base Cost	= 136.53	Lot Value	+	43,254	
Total Area	x 1,079	Indicated Value	=	123,007	
Adjusted Cost	= 147,316	Value Per SqFt		114.00	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	79,753		
Lot Value	43,254		
Indicated Value	123,007	114.00	Per SqFt
Agland Value			
Site Improvements	33,086		
Total Value	156,093	144.66	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	69849	17x5		85	24.00		2,040



Rogers

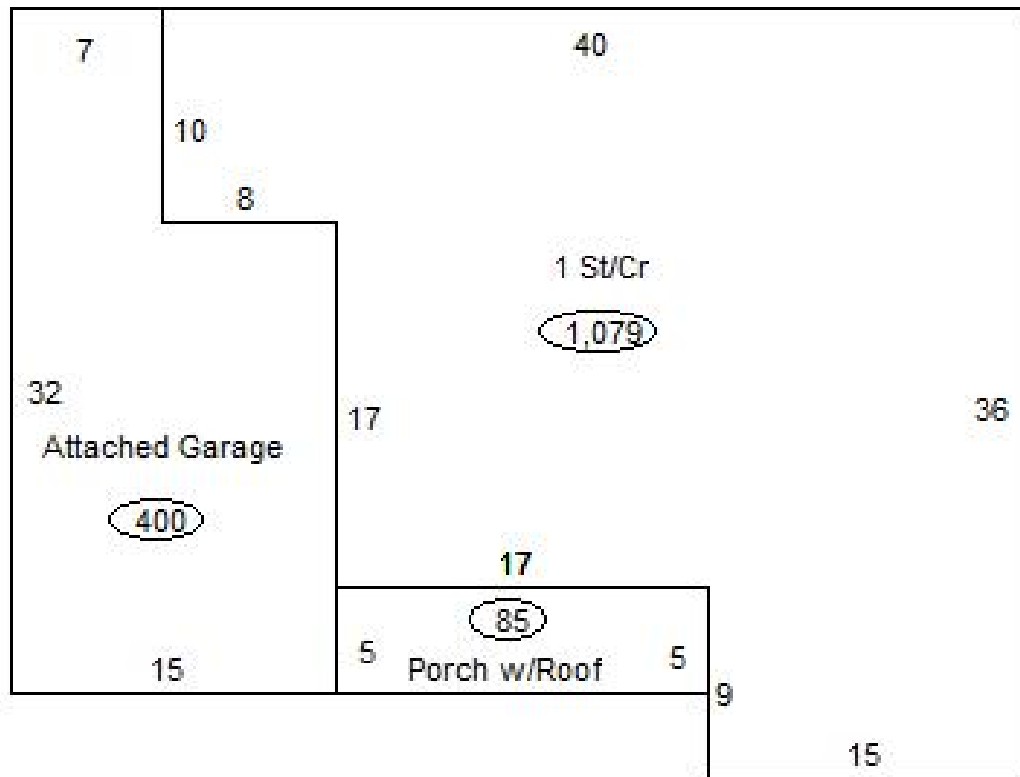
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Sketch Image

660029219



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,079	1.000	1,079
2	G	1	Slab	13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	85	1.000	85
Total Building Area						1,079		1,079



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	50x50x10	Concrete	Formed Metal	2,500
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (25.95 x 2,500)	64,875	64,875	31,789	33,086