




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660052390 <b>Parcel ID</b> 20N16E-25-2-00000-000-0000 <b>Cadastral ID</b> 25-20-16-00240 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 293440 YANG, CHOUA TONG & SHENG V YANG  15077 E 580 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 15077 E 580 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 25 / 20 / 16 / 2 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S005 - INOLA SCHOOLS					 <p>660052390 11/06/25</p> <p>660052390_001.JPG 11/6/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.17879608 -95.56342781																																																																																																																									
<b>E2 W2 SW SW</b>					<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>R20</td> <td>R21-POSS MED MARI GROWER</td> <td>10/2020</td> <td>11/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21-POSS MED MARI GROWER	10/2020	11/2020																																																																																																							
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	10	
Non-Ag Acres	9.6995	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	422,509.00 x .37 = 157,592	
Factor Value		
Adjustments	1.0000	
Lot Value	157,592	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,622 / 1,622
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	432
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1992 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	240,933 148.54 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	109.76	Total Misc Impr	+ 16,205				
Roofing Adj	+ 4.79	Garage Cost	+ 22,280				
Subfloor Adj	+ -0.61	Total RCN	= 260,650				
Heat/Cool Adj	+ 12.64	Depreciation ( 32%)	- 83,408				
Plumbing Adj	+ 10.39	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 177,242				
Adj Base Cost	= 136.97	Lot Value	+ 157,592				
Total Area	x 1,622	Indicated Value	= 334,834				
Adjusted Cost	= 222,165	Value Per SqFt	206.43				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	177,242
Lot Value	157,592
Indicated Value	334,834 206.43 Per SqFt
Agland Value	
Site Improvements	31,070
Total Value	365,904 225.59 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	78013	21x4		84	26.66		2,239
EPSW	ENCLOSED PORCH - SOLID WALL	78015	202		202	69.14		13,966



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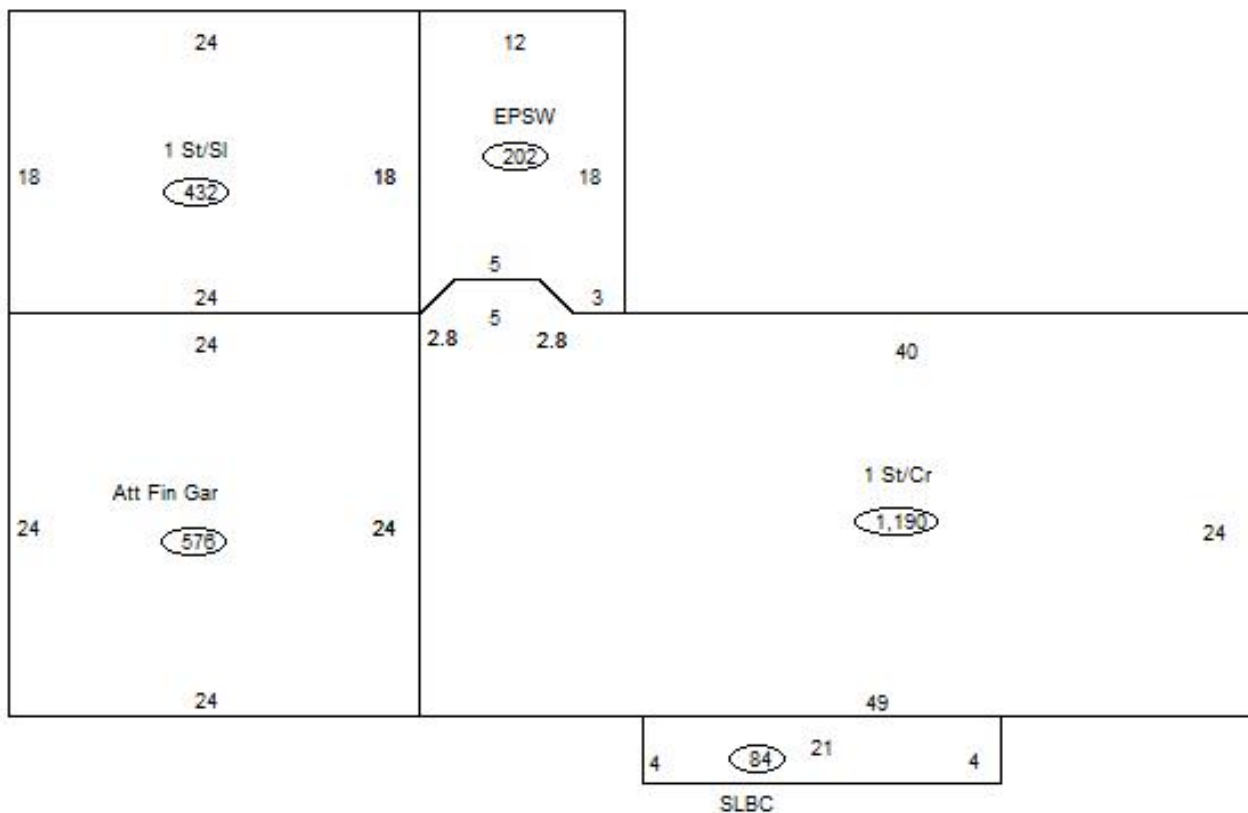
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### Sketch Image

660052390



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,190	1.000	1,190
2	G	5	Slab	13	Att Fin Gar	576	1.000	576
3	M	PRCH		13	SLBC	84	1.000	84
4	R	1	Slab	13	1 St/Sl	432	1.000	432
5	M	EPSW		13	EPSW	202	1.000	202
<b>Total Building Area</b>						1,622		1,622



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	18x20x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	
	Base Cost (4.67 x 360)		1,681		1,681	1,681
	SHDS	Shed - Small	24x12x8	Plank	Formed Metal	288
	Qual	2	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	
	Base Cost (18.81 x 288)		5,417		5,417	758
						4,659
	LOAF	Loafing Shed	20x10x8	Dirt	Formed Metal	200
	Qual	2	Cond 2	Year 2022	Eff Age 4	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	
	Base Cost (6.08 x 200)		1,216		1,216	231
						985
	SHDS	Shed - Small	12x12x8	Plank	Formed Metal	144
	Qual	2	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	
	Base Cost (19.93 x 144)		2,870		2,870	402
						2,468
	BNGP	Barn - General Purpose	30x40x8	Concrete	Formed Metal	1,200
	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>	
	Base Cost (25.13 x 1,200)		30,156		30,156	7,539
						22,617
	LOAF	Loafing Shed	10x20x8	Dirt	Formed Metal	200
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (75% Phys/ 0% Func)</b>	
	Base Cost (6.82 x 200)		1,364		1,364	1,023
						341



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Lot Data	Primary Image	
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Value Model 1232 UNPLATTED LAND (UNITS BUILDABLE)</p> <p>Value Method Units-Buildable</p> <p>Base Lot Value .00 x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>		
Cost Approach		
<p>Manual Date 01/2025</p> <p>Total Building Area</p> <p>Total Base Value</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New</p> <p>Phys/Func Depreciation Loss</p> <p>RCN Less Phys/Func</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources)</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value</p> <p>Land Value</p> <p>Cost Approach Value</p>	<p>Image ID</p> <p>Image Date</p> <p>Name</p> <p>Description</p>	
Income Approach	Value Reconciliation	
<p>Potential Gross Income (PGI)</p> <p>Vacancy &amp; Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 177,242</p> <p>Land Value</p> <p>Total Appraised Value</p>	



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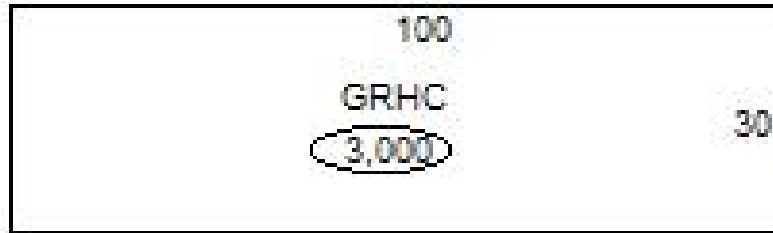
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### Sketch Image

660052390



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	O	GRHC		50	GRHC	3,000	1.000	3,000
2	O	GRHC		50	GRHC	3,000	1.000	3,000
3	O	GRHC		50	GRHC	800	1.000	800

**Total Building Area**



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### Outbuildings/Site Improvements

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	GRHC	GREENHOUSE - COMMERCIAL - NCV	100x30x8	Dirt		3,000
<b>Qual</b>	1	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b>	5	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.35 x 3,000)			13,050 13,050	

	GRHC	GREENHOUSE - COMMERCIAL - NCV	100x30x8	Dirt		3,000
<b>Qual</b>	1	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b>	5	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.35 x 3,000)			13,050 13,050	

	GRHC	GREENHOUSE - COMMERCIAL	40x20x8	Dirt		800
<b>Qual</b>	1	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b>	5	

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (4.35 x 800)			3,480 3,480	

**Total Site Improvement Value**