




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:27:38
 Page 1

Assessment Data					Primary Image																																																																																																																			
Account 660057723 Parcel ID 20N16E-27-1-00000-000-0000 Cadastral ID 27-20-16-00110 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 258855 SEARS, VAN PATRICK 29166 S 4170 RD INOLA OK 74036-0000 Parcel Location Situs 29166 S 4170 RD Subdivision Lot/Block / Parcel Size 30 - Acres Sec/Twn/Rng 27 / 20 / 16 / 1 Neighborhood 2016 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1122\IMG_0073. 11/30/2021</p>																																																																																																																			
Legal Description Lat/Long: 36.18785307 -95.58862330 SW NW NE & N2 N2 S2 NE																																																																																																																								
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Rogers

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Date 04/16/2026
 Time 21:27:38
 Page 2

Lot Data	Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,200 / 2,000
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,200
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 20

\\tsclient\C\Users\Randy Necessary\Pictures\101_1122\IMG_0073. 11/30/2021

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	72.46	Total Misc Impr	+ 16,160				
Roofing Adj	+ 2.40	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 202,380				
Heat/Cool Adj	+ 10.30	Depreciation (34%)	- 68,809				
Plumbing Adj	+ 7.95	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 133,571				
Adj Base Cost	= 93.11	Lot Value	+ 0				
Total Area	x 2,000	Indicated Value	= 133,571				
Adjusted Cost	= 186,220	Value Per SqFt	66.79				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,571		
Lot Value			
Indicated Value	133,571	66.79	Per SqFt
Agland Value	3,682		
Site Improvements	25,623		
Total Value	162,876	81.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2014	1	0.00		
PRCH	SLAB PORCH - COVERED	79208	40x10		400	20.20		8,080
PRCH	SLAB PORCH - COVERED	79209	40x10		400	20.20		8,080



Rogers

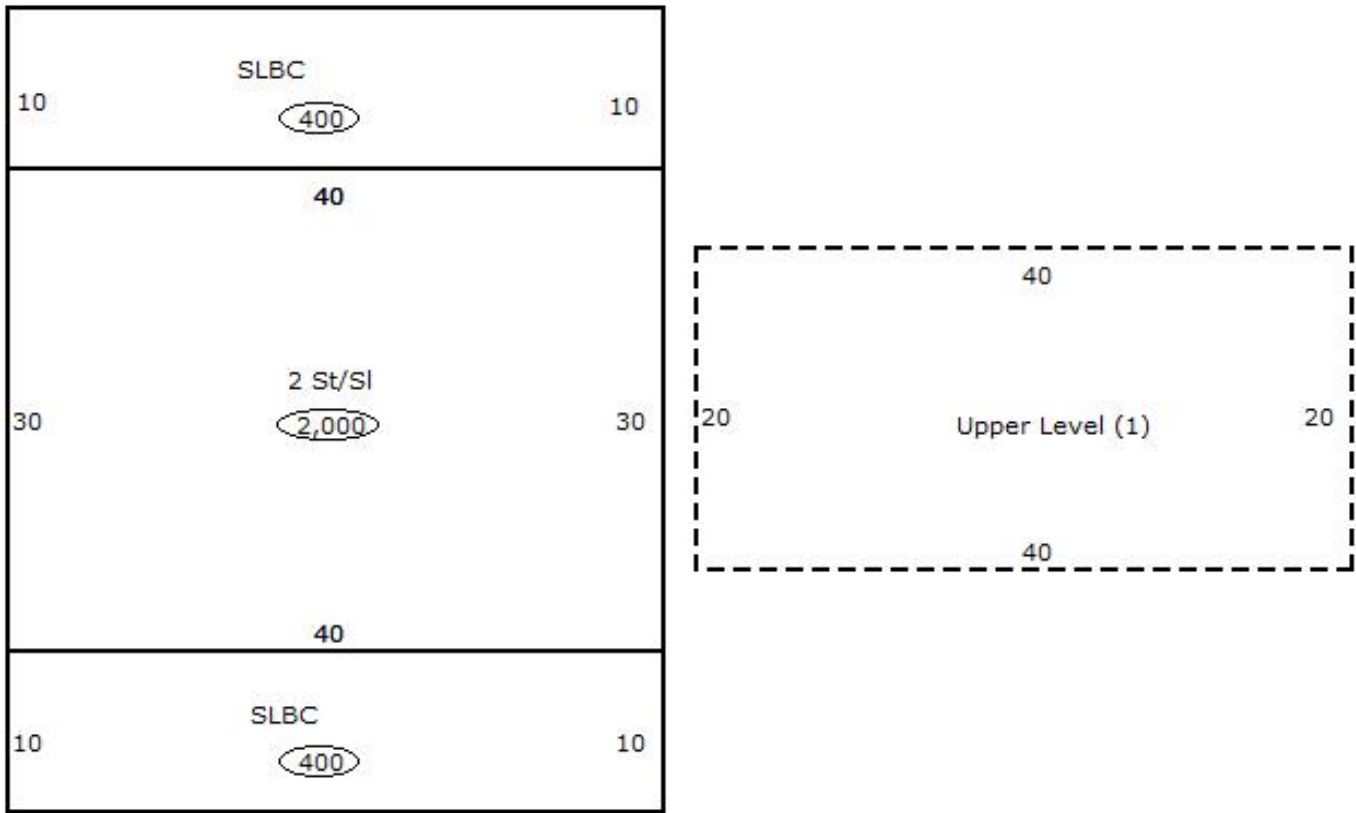
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Date 04/16/2026
 Time 21:27:38
 Page 3

Sketch Image

660057723



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	1,200	1.667	2,000
2	M	PRCH		13	SLBC	400	1.000	400
3	M	PRCH		13	SLBC	400	1.000	400
4	U	^UL		13	Upper Level (1)	800	1.000	800
Total Building Area						1,200		2,000



Rogers


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Time 21:27:38
Page 4

660057723

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	30x30x10	Concrete	Composition Shingle	900
	Qual 4	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (37.96 x 900)		34,164	34,164	8,541		25,623



Rogers

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Date 04/16/2026
Time 21:27:38
Page 5

Agland Inventory

660057723

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30		0	11.000	54	54	594	594
TMBR Totals						11.000			594	594
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30		0	5.000	72	72	360	360
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80		0	10.000	192	192	1,920	1,920
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84		202	4.000	202	202	808	808
NTV PST Totals						19.000			3,088	3,088
Total Agland						30.000			3,682	3,682