



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:22:24
Page 1

Assessment Data					Primary Image				
Account	660072089				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0629\IMG_0045. 7/8/2021</p>				
Parcel ID	19N17E-09-1-00000-000-0000								
Cadastral ID	09-19-17-02613								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	305259								
BUCHANAN, TRACY JO									
32154 S 4220 RD INOLA OK 74036-0000									
Parcel Location									
Situs	32154 S 4220 RD								
Subdivision									
Lot/Block	/	Parcel Size	3.42 - Acres						
Sec/Twn/Rng	9 / 19 / 17 / 1								
Neighborhood	1917 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.14558407 -95.49492210									
TR IN NE NE DESC AS; BEG 370. 25' N OF SE/C NE NE, TH N 226' , W 659.1' , S 226' , E 659.35' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R6	R6-ADD DWIDE AS SFR/TITLE CXL	12/2005	01/2006						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2185/161	HEAPE, TRACY J &	07/29/2011	0	4					
1719/181	MCDANIELS BLACK GOLD REAL-EST	10/07/2005	28,500	YES					
1608/30	STEPHENS, JIMMY D	07/26/2004	0	9					
1137/653	MCDANIELS BLACK GOLD REAL	10/19/1998	25,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2006	Land Value	65,796	62,228	11%	6,845	Assessed	12,301 984.82	
Year Frozen	0	Improvements	3,259	3,259		359	Penalty	0	
Uncapped Value	0	Mobile Home	46,339	46,339		5,097	Exemption	1,000 -80.00	
TIF Project ID	0	Total Value	115,394	111,826		12,301	Total Taxable	11,301 905.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660072089	BUCHANAN, TRACY JO	2	145,814	1000	10,942	876.00		
2024	2024-660072089	BUCHANAN, TRACY JO	2	151,855	1000	10,595	852.00		
2023	2023-660072089	BUCHANAN, TRACY JO	2	143,236	1000	10,257	826.00		
2022	2022-660072089	BUCHANAN, TRACY JO	2	114,975	1000	9,929	805.00		
2021	2021-660072089	BUCHANAN, TRACY JO	2	109,651	1000	9,611	770.00		
2020	2020-660072089	BUCHANAN, TRACY JO	2	103,755	1000	9,302	751.00		
2019	2019-660072089	BUCHANAN, TRACY JO	2	95,887	1000	9,002	744.00		
2018	2018-660072089	BUCHANAN, TRACY JO	2	93,138	1000	8,711	727.00		
2017	2017-660072089	BUCHANAN, TRACY JO	2	92,441	1000	8,428	709.00		
2016	2016-660072089	BUCHANAN, TRACY JO	2	90,338	1000	8,154	694.00		
2015	2015-660072089	BUCHANAN, TRACY JO	2	88,548	1000	7,887	684.00		
2014	2014-660072089	BUCHANAN, TRACY JO	2	89,569	1000	7,628	685.00		
2013	2013-660072089	BUCHANAN, TRACY JO	2	84,852	1000	7,377	621.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:22:24
Page 2

Lot Data	Square-Foot - NBHD 1917 #1	Primary Image
Lot Size Lot Count Units Buildable 3.42 Non-Ag Acres 3.403 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Square-Foot Base Lot Value 148,237.00 x .44 = 65,796 Factor Value Adjustments Lot Value 65,796		

Residential Data	
Type	6 Mobile Home 55 x 24
Condition	3 - Average
Quality	2 - Fair
Architecture	DWMH Multi-wide MH
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,320 / 1,320
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2004 / 17



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	120,061	90.96	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	47,990		
Lot Value	65,796		
Indicated Value	113,786	86.20	Per SqFt
Agland Value			
Site Improvements	1,608		
Total Value	115,394	87.42	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	50.85	Total Misc Impr	+	1,558			
Roofing Adj	+ 2.47	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	89,114			
Heat/Cool Adj	+ 3.02	Depreciation (48%)	-	42,775			
Plumbing Adj	+ 9.99	Lump Sums	+	1,651			
Basement Adj	+ 0.00	RCNLD	=	47,990			
Adj Base Cost	= 66.33	Lot Value	+	65,796			
Total Area	x 1,320	Indicated Value	=	113,786			
Adjusted Cost	= 87,556	Value Per SqFt		86.20			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	190053	16x4		64	25.79		1,651
PATO	Patio - Open	190054	16x10		160	9.74		1,558



Rogers

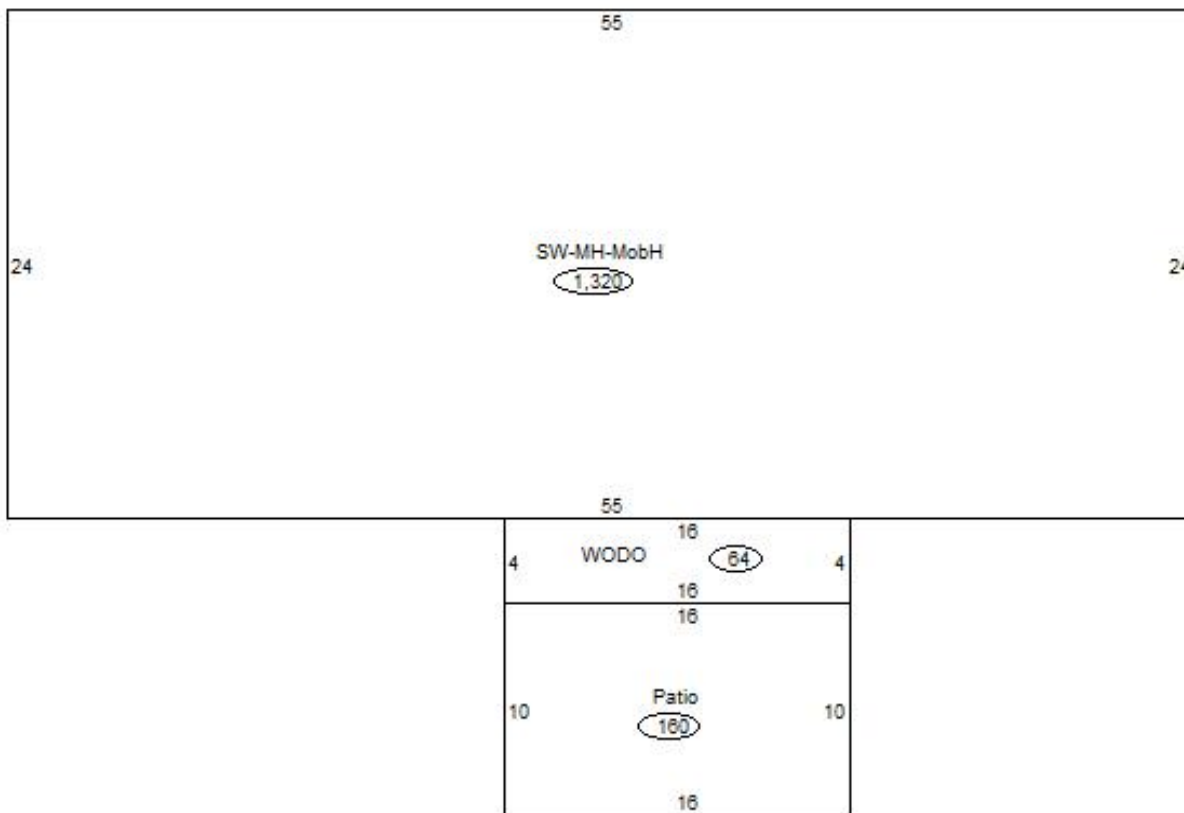
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:22:24
Page 3

Sketch Image

660072089



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	SW-MH-MobH	1,320	1.000	1,320
2	M	WODO		10	WODO	64	1.000	64
3	M	PATO		10	Patio	160	1.000	160
Total Building Area						1,320		1,320



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:22:24
Page 4

660072089

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x0	Plank	Composition Shingle	160
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (24.52 x 160)	3,923		3,923	2,315
				1,608