



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:23:58
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660073546 Parcel ID 000000-00-0-00625-001-0001 Cadastral ID 36-20-17-01400 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 279963 FUQUA, CLINT J 30915 S 4240 RD INOLA OK 74036-0000 Parcel Location Situs 30915 S 4240 RD Subdivision PRAIRIE HILL ESTATES Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 36 / 20 / 17 / 5 Neighborhood 1009 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660073546_001.JPG 12/15/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.16561072 -95.45732362 LOT 1 PRAIRIE HILL EST																																																																																																																									
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Lot Data	Square-Foot - NBHD 1009 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.4456 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 106,531.00 x .39 = 41,388 Factor Value Adjustments 1.0000 Lot Value 41,388		

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	1,254 / 1,254
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,254
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 173,893 138.67 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	109.09	Total Misc Impr	+ 8,614	Roofing Adj	+ 4.60	Garage Cost	+ 17,947
Subfloor Adj	+ -1.18	Total RCN	= 196,114	Heat/Cool Adj	+ 11.47	Depreciation (25%)	- 49,029
Plumbing Adj	+ 11.23	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 147,085
Adj Base Cost	= 135.21	Lot Value	+ 41,388	Total Area	x 1,254	Indicated Value	= 188,473
		Value Per SqFt	150.30	Adjusted Cost	= 169,553		

Value Reconciliation
Selected Approach Cost Approach Improvements 147,085 Lot Value 41,388 Indicated Value 188,473 150.30 Per SqFt Agland Value Site Improvements 2,620 Total Value 191,093 152.39 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	86782		66	66	24.06	1,588
PATO	SLAB PORCH - OPEN	86783	24x8		192	10.05	1,930



Rogers

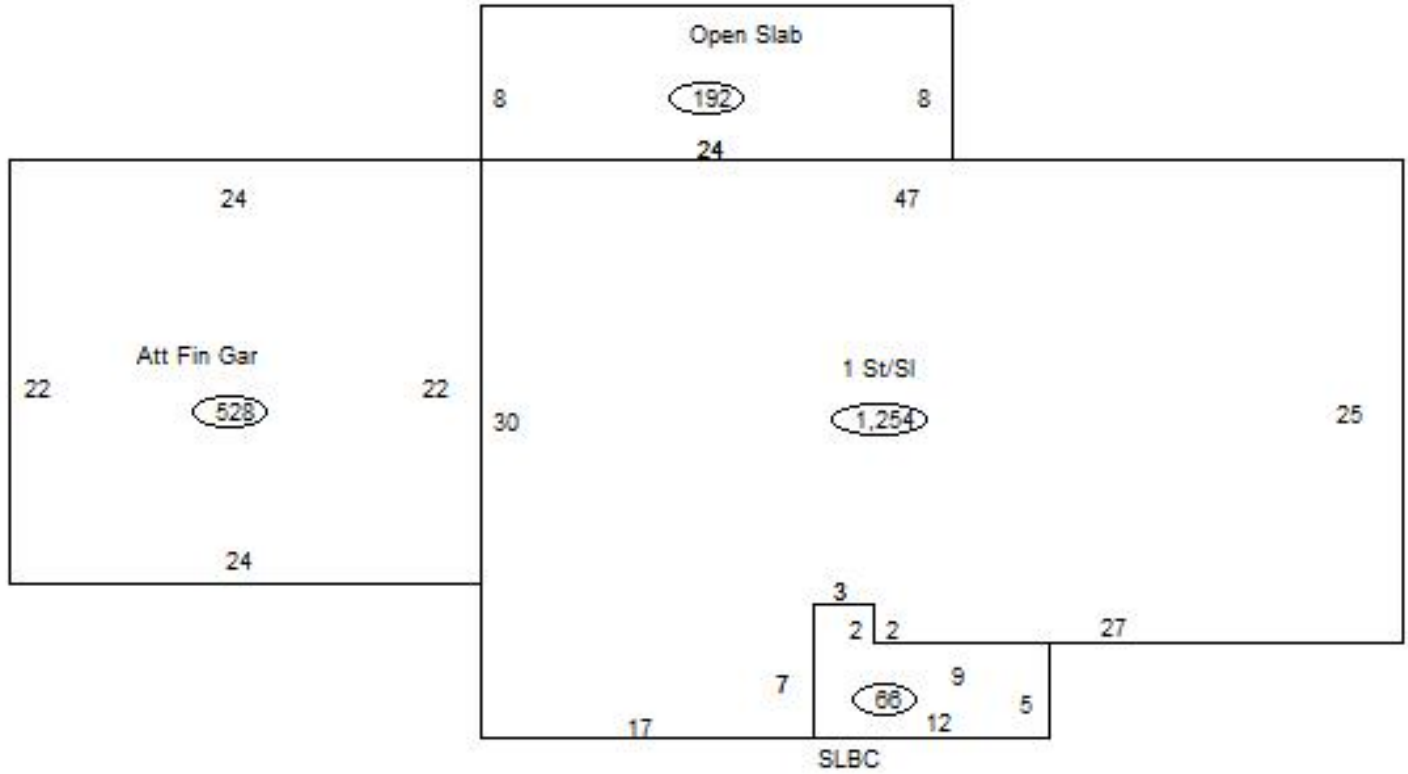
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,254	1.000	1,254
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	66	1.000	66
4	M	PATO		13	Open Slab	192	1.000	192
Total Building Area						1,254		1,254



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	18x12x8	Plank	Formed Metal	216
	Qual	2	Cond 3	Year	2015	Eff Age 8
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (19.25 x 216)		4,158		4,158		1,538
						2,620