



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660076209													
Parcel ID	20N17E-35-1-00000-000-0000													
Cadastral ID	35-20-17-00210													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	151964													
MANER, STEVEN S &														
ELIZABETH														
PO BOX 466														
INOLA OK 74036-0000														
Parcel Location														
Situs	30252 S 4240 RD													
Subdivision														
Lot/Block	/	Parcel Size	2 - Acres											
Sec/Twn/Rng	35 / 20 / 17 / 1													
Neighborhood	2017 - UNPLATTED LAND													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.17309638 -95.45873003														
TR IN SE NE DESC AS; N 160', E 500' SE NE														
Building Permits														
<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1237/272	RINNER, ROBERT E	07/14/2000		0 No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2001	Land Value	448	448	11%	49	Assessed	29,613 2,370.82						
Year Frozen	0	Improvements	287,221	268,765		29,564	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -80.00						
TIF Project ID	0	Total Value	287,669	269,213		29,613	Total Taxable	28,613 2,291.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660076209	MANER, STEVEN S &	2	261,372	1000	27,750	2,222.00							
2024	2024-660076209	MANER, STEVEN S &	2	349,264	1000	29,485	2,371.00							
2023	2023-660076209	MANER, STEVEN S &	2	284,691	1000	28,598	2,303.00							
2022	2022-660076209	MANER, STEVEN S &	2	290,018	1000	27,736	2,250.00							
2021	2021-660076209	MANER, STEVEN S &	2	258,232	1000	26,899	2,155.00							
2020	2020-660076209	MANER, STEVEN S &	2	253,918	1000	26,086	2,107.00							
2019	2019-660076209	MANER, STEVEN S &	2	239,069	1000	25,298	2,090.00							
2018	2018-660076209	MANER, STEVEN S &	2	238,952	1000	25,285	2,111.00							
2017	2017-660076209	MANER, STEVEN S &	2	237,055	1000	24,900	2,095.00							
2016	2016-660076209	MANER, STEVEN S &	2	230,724	1000	24,145	2,054.00							
2015	2015-660076209	MANER, STEVEN S &	2	222,426	1000	23,413	2,032.00							
2014	2014-660076209	MANER, STEVEN S &	2	224,430	1000	22,702	2,038.00							
2013	2013-660076209	MANER, STEVEN S &	2	209,594	1000	22,012	1,854.00							




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Lot Data	Square-Foot - NBHD 2017 #1	Primary Image
Lot Size Lot Count Units Buildable 0 Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY 0 Method Square-Foot Base Lot Value Factor Value Adjustments 0.0000 Lot Value		 <p>660076209 12/15/2025</p>

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	2,120 / 2,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,120
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

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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	275,296	129.86	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	106.06	Total Misc Impr	+	41,685	
Roofing Adj	+ 4.63	Garage Cost	+	21,511	
Subfloor Adj	+ -2.19	Total RCN	=	339,538	
Heat/Cool Adj	+ 12.64	Depreciation (22%)	-	74,698	
Plumbing Adj	+ 9.21	Lump Sums	+	1,987	
Basement Adj	+ 0.00	RCNLD	=	266,827	
Adj Base Cost	= 130.35	Lot Value	+		
Total Area	x 2,120	Indicated Value	=	266,827	
Adjusted Cost	= 276,342	Value Per SqFt		125.86	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	266,827		
Lot Value			
Indicated Value	266,827	125.86	Per SqFt
Agland Value	448		
Site Improvements	20,394		
Total Value	287,669	135.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	90776	30x6		180	26.36		4,745
PRCH	SLAB PORCH - COVERED	90777	13x4		52	26.77		1,392
EPSW	ENCLOSED PORCH - SOLID WALL	149703	18x14		252	68.73		17,320
EPSW	ENCLOSED PORCH - SOLID WALL	149704	14x13		182	69.30		12,613
WODO	WOOD DECK - OPEN	149705	14x12		168	23.66	50%	1,987
FPR1	Fireplace - Residential 1 Story		1		1	5,615.40		5,615



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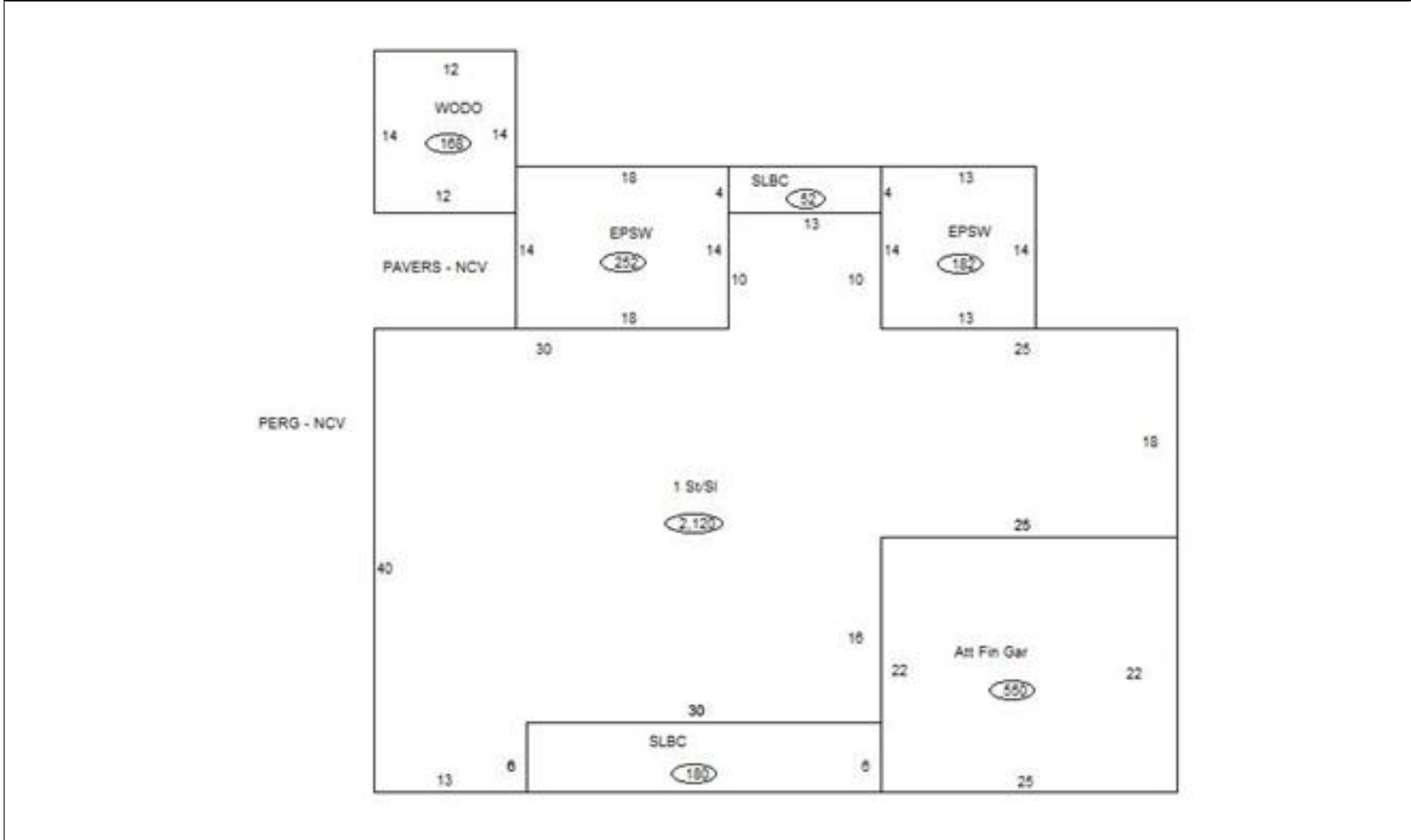
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Sketch Image

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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	2,120	1.000	2,120
2	G	5		13	Att Fin Gar	550	1.000	550
3	M	PRCH		13	SLBC	180	1.000	180
4	M	PRCH		13	SLBC	52	1.000	52
5	M	EPSW		13	EPSW	252	1.000	252
6	M	EPSW		13	EPSW	182	1.000	182
7	M	WODO		13	WODO	168	1.000	168
8	N	0		13	PAVERS - NCV		0.000	
9	N	0		13	PERG - NCV		0.000	
Total Building Area						2,120		2,120



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	CPRV	Carport - RV	32x22x14	Base	Formed Metal	704		
	Qual	3	Cond	3	Year	2020	Eff Age	5
	Valuation Summary		Modifier Total		RCN	Depr (31% Phys/ % Func)	RCNLD	
	Base Cost (12.41 x 704)		8,737		8,737		2,708	6,029
	LOAF	Loafing Shed	12x12x8	Dirt	Formed Metal	144		
	Qual	3	Cond	3	Year	2020	Eff Age	5
	Valuation Summary		Modifier Total		RCN	Depr (23% Phys/ % Func)	RCNLD	
	Base Cost (7.12 x 144)		1,025		1,025		236	789
	BNGP	Barn - General Purpose	30x30x22	Dirt	Formed Metal	900		
	Qual	3	Cond	3	Year	2000	Eff Age	20
	Valuation Summary		Modifier Total		RCN	Depr (49% Phys/ % Func)	RCNLD	
	Base Cost (25.30 x 900)		22,770		22,770		11,157	11,613
	LNT0	LEAN-TO	30x20x10	Dirt	Formed Metal	600		
	Qual	3	Cond	3	Year	2000	Eff Age	20
	Valuation Summary		Modifier Total		RCN	Depr (69% Phys/ % Func)	RCNLD	
	Base Cost (7.69 x 600)		4,614		4,614		3,184	1,430
	LNT0	Lean To - Attached	10x18x8	Dirt	Formed Metal	180		
	Qual	3	Cond	3	Year	2000	Eff Age	20
	Valuation Summary		Modifier Total		RCN	Depr (69% Phys/ % Func)	RCNLD	
	Base Cost (9.55 x 180)		1,719		1,719		1,186	533



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			2.000	224	224	448	448
IMP PST Totals						2.000			448	448
Total Agland						2.000			448	448