



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:31:30
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660077286 Parcel ID 000000-00-0-00692-001-0004 Cadastral ID 23-20-17-01030 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 92 - INOLA/TRI-DISTRICT FIRE Name ID 291978 BOWEN, BRENDA K & ROBERT D 28395 S KOLE RD INOLA OK 74036-0000					<p>660077286_001.JPG 12/9/2025</p>																																																																																																																				
Parcel Location Situs 28395 KOLE DR Subdivision ROCKING K RANCH Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 20 / 17 / 5 Neighborhood 1105 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.20100281 -95.46115548 LOT 4 BLOCK 1 ROCKING K RANCH					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>R20</td> <td>R21-POSS MED MARI GROWER</td> <td>05/2020</td> <td>08/2020</td> <td></td> </tr> <tr> <td>R12</td> <td>R12-NEW BUILDINGS</td> <td>10/2011</td> <td>12/2011</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21-POSS MED MARI GROWER	05/2020	08/2020		R12	R12-NEW BUILDINGS	10/2011	12/2011																																																																																																		
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 Time 08:31:30
 Page 2

Lot Data	Square-Foot - NBHD 1105 #1	Primary Image
Lot Size Lot Count Units Buildable 3281 Non-Ag Acres 2.2886 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 99,690.00 x .35 = 35,184 Factor Value Adjustments 1.0000 Lot Value 35,184		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,282 / 2,282
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,282
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2004 / 17

660077286	12/08/25
660077286_001.JPG	12/9/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	313,148	137.23	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	104.20	Total Misc Impr	+	12,498			
Roofing Adj	+ 4.57	Garage Cost	+	18,817			
Subfloor Adj	+ -2.19	Total RCN	=	322,909			
Heat/Cool Adj	+ 12.64	Depreciation (19%)	-	61,353			
Plumbing Adj	+ 8.56	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	261,556			
Adj Base Cost	= 127.78	Lot Value	+	35,184			
Total Area	x 2,282	Indicated Value	=	296,740			
Adjusted Cost	= 291,594	Value Per SqFt		130.04			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	261,556		
Lot Value	35,184		
Indicated Value	296,740	130.04	Per SqFt
Agland Value			
Site Improvements	50,198		
Total Value	346,938	152.03	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	92951	232		232	26.20		6,078
PRCH	SLAB PORCH - COVERED	92952	6x5		30	26.84		805



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 Page 4

660077286

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PATC	Patio - Covered	10x20x8	Concrete	Formed Metal	200	
	Qual	4	Cond 3	Year 2024	Eff Age 2		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
		Base Cost (21.98 x 200)	4,396		4,396	440	3,956
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160	
	Qual	2	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
		Base Cost (19.51 x 160)	3,122		3,122	1,155	1,967
	UTIL	Utility Building	16x50x14	Concrete	Formed Metal	800	
	Qual	3	Cond 3	Year 2011	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)		RCNLD
		Base Cost (32.72 x 800)	26,176		26,176	5,759	20,417
	UTIL	Utility Building	12x40x8	Concrete	Formed Metal	480	
	Qual	3	Cond 3	Year 2011	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)		RCNLD
		Base Cost (31.86 x 480)	15,293		15,293	3,364	11,929
	UTIL	Utility Building	12x40x8	Concrete	Formed Metal	480	
	Qual	3	Cond 3	Year 2011	Eff Age 11		
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)		RCNLD
		Base Cost (31.86 x 480)	15,293		15,293	3,364	11,929