




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660091214 <b>Parcel ID</b> 20N16E-27-2-00000-000-0000 <b>Cadastral ID</b> 27-20-16-00610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 271327 BOND, DAVID ALAN LIVING TRUST  28996 S 4170 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 28996 S 4170 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 110 - Acres <b>Sec/Twn/Rng</b> 27 / 20 / 16 / 2 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\TD\OneDrive - Rogers County\Pictures\IMG_010 1/26/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.18971745 -95.59444798																																																																																																																									
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,540 / 2,540
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,540
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2013 / 10

GRM Approach
GRM Code
Gross Rent 0.00
Indicated Value

Multiple Regression
MRA Code
Adusted R
Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	97.08	Total Misc Impr	+ 46,516	Roofing Adj	+ 4.37	Garage Cost	+ 0
Subfloor Adj	+ -2.19	Total RCN	= 351,595	Heat/Cool Adj	+ 12.64	Depreciation ( 10%)	- 35,160
Plumbing Adj	+ 8.21	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 316,435
Adj Base Cost	= 120.11	Lot Value	+ 316,435	Total Area	x 2,540	Indicated Value	= 316,435
Adjusted Cost	= 305,079	Value Per SqFt	124.58				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	316,435		
Lot Value			
Indicated Value	316,435	124.58	Per SqFt
Agland Value	17,431		
Site Improvements	71,038		
Total Value	721,339	283.99	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	CARPOR - DETACHED	118285	24x24		576	11.36		6,543
PRCH	SLAB PORCH - COVERED	118286	20x8		160	26.43		4,229
PRCH	SLAB PORCH - COVERED	118287	1512		1,512	23.64		35,744



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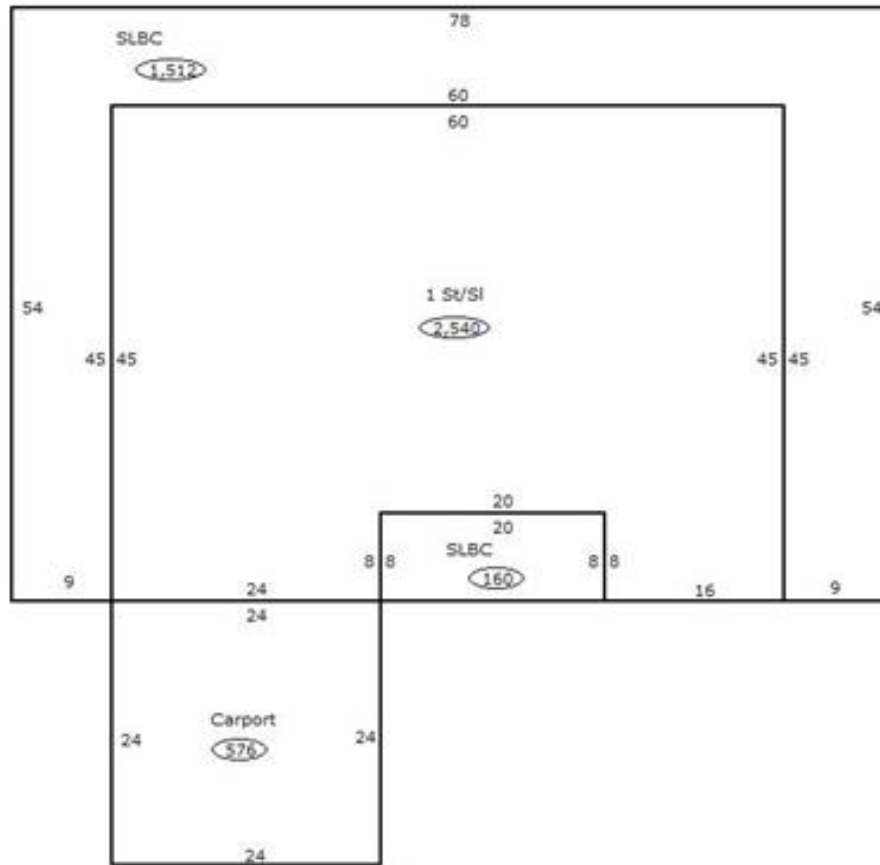
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### Sketch Image

660091214



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,540	1.000	2,540
2	M	CPDT		13	Carport	576	1.000	576
3	M	PRCH		13	SLBC	160	1.000	160
4	M	PRCH		13	SLBC	1,512	1.000	1,512
<b>Total Building Area</b>						2,540		2,540



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x30x10	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.80 x 1,200)	36,960		36,960	1,848	35,112
	LNT0	Lean To - Attached	12x40x10	Concrete	Formed Metal	480
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.74 x 480)	6,115		6,115	1,162	4,953
	LNT0	Lean To - Attached	12x40x8	Concrete	Formed Metal	480
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (19% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (13.53 x 480)	6,494		6,494	1,234	5,260
	LNT0	Lean To - Attached	48x12x10	Concrete	Formed Metal	576
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.28 x 576)	7,073		7,073	3,678	3,395
	LOAF	Loafing Shed	24x14x8	Dirt	Formed Metal	336
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.73 x 336)	2,261		2,261	1,040	1,221
	BNGP	Barn - General Purpose	70x48x8	Dirt	Galvanized Metal	3,360
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.10 x 3,360)	54,096		54,096	32,999	21,097



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			32.225	54	54	1,740	1,740
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			59.889	192	192	11,499	11,499
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			17.683	235	235	4,159	4,159
VE	VERDIGRIS CLAY LOAM	TMBR	90			.203	162	162	33	33
<b>TMBR Totals</b>						110.000			17,431	17,431
<b>Total Agland</b>						110.000			17,431	17,431