



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:33:20
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660092285 Parcel ID 19N17E-21-1-00000-000-0000 Cadastral ID 21-19-17-00110 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 301153 WIGINTON, BILL R JR & MICHELLE 34754 S 4220 RD INOLA OK 74036-0000 Parcel Location Situs 34754 S 4220 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 21 / 19 / 17 / 1 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.10975654 -95.49827983																																																																																																																									
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>R19</td> <td>R20- POSS NEW SFR</td> <td>08/2019</td> <td>01/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R20- POSS NEW SFR	08/2019	01/2020																																																																																																							
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,950 / 3,900
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,950
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2009 / 17



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	61.47	Total Misc Impr	+ 24,859				
Roofing Adj	+ 2.10	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 331,048				
Heat/Cool Adj	+ 10.30	Depreciation (23%)	- 76,141				
Plumbing Adj	+ 4.64	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 254,907				
Adj Base Cost	= 78.51	Lot Value	+ 0				
Total Area	x 3,900	Indicated Value	= 254,907				
Adjusted Cost	= 306,189	Value Per SqFt	65.36				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	254,907		
Lot Value			
Indicated Value	254,907	65.36	Per SqFt
Agland Value	12,674		
Site Improvements	92,396		
Total Value	614,884	157.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	111899	50x14		700	19.41		13,587
LTW	Lean-To (Wd Frame)	111900	50x20		1,000	3.39		3,390
PRCH	SLAB PORCH - COVERED	111901	39x10		390	20.21		7,882
SHLT	STORM SHELTER=AG			1 2021	1	0.00		



Rogers

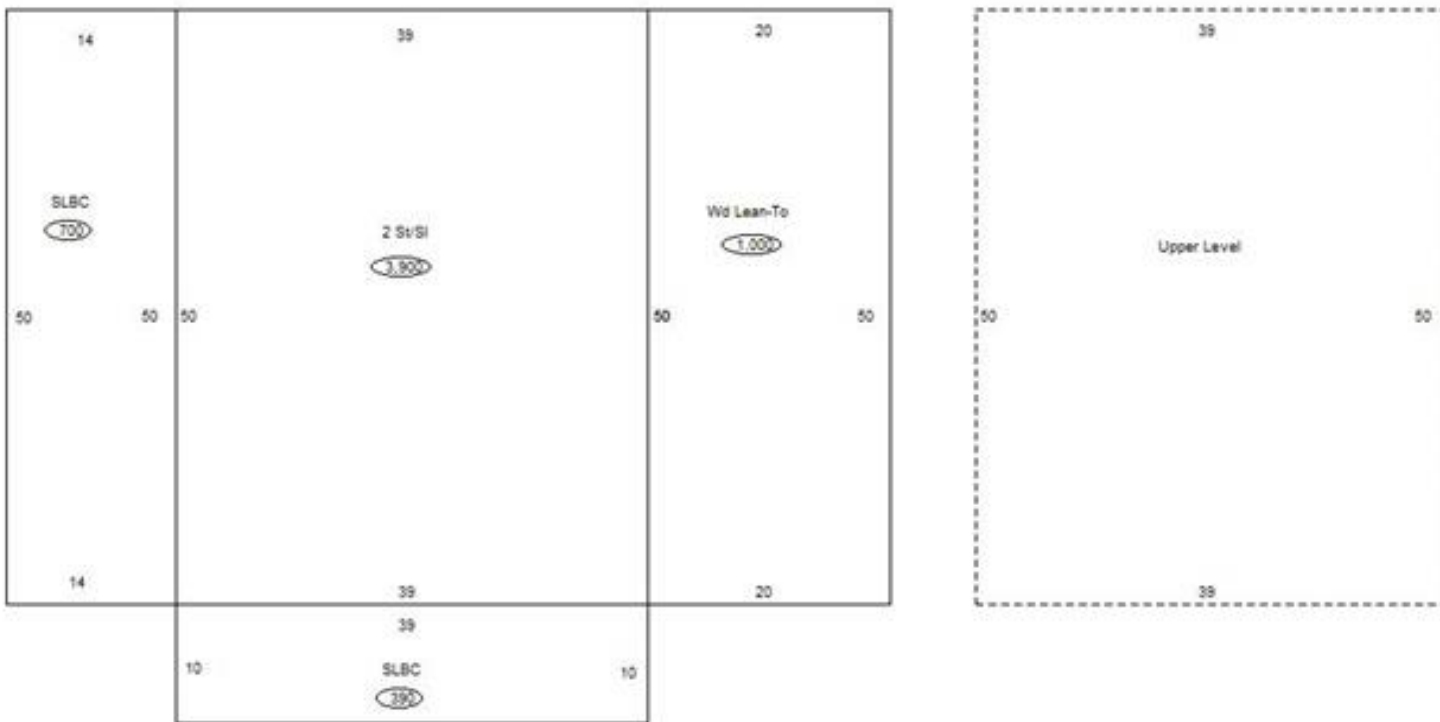
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,950	2.000	3,900
2	U	^UL	Overhang	13	Upper Level	1,950	1.000	1,950
3	M	PRCH		13	SLBC	700	1.000	700
4	M	LTW		13	Wd Lean-To	1,000	1.000	1,000
5	M	PRCH		13	SLBC	390	1.000	390
Total Building Area						1,950		3,900



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	70x40x10	Dirt	Formed Metal	2,800
	Qual 3	Cond 3	Year 2013	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (19.30 x 2,800)	54,040		54,040	10,808	43,232
	UTIL	Utility Building	50x40x10	Concrete	Formed Metal	2,000
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (27.53 x 2,000)	55,060		55,060	13,765	41,295
	LNT0	LEAN-TO	50x20x10	Concrete	Formed Metal	1,000
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (11.52 x 1,000)	11,520		11,520	5,990	5,530
	SHDS	Shed - Small	20x10x8	Plank	Formed Metal	200
	Qual 4	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (24.36 x 200)	4,872		4,872	2,533	2,339



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	3,250 / 3,250
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,250
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,400 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2019 / 5

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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	79.33	Total Misc Impr	+ 29,108	Roofing Adj	+ 4.28	Garage Cost	+ 45,024
Subfloor Adj	+ -0.97	Total RCN	= 400,172	Heat/Cool Adj	+ 11.47	Depreciation (5%)	- 20,009
Plumbing Adj	+ 6.21	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 380,163
Adj Base Cost	= 100.32	Lot Value	+ 380,163	Total Area	x 3,250	Indicated Value	= 380,163
Adjusted Cost	= 326,040	Value Per SqFt	116.97				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	380,163		
Lot Value			
Indicated Value	380,163	116.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	380,163	116.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	144368	65x10		650	22.39		14,554
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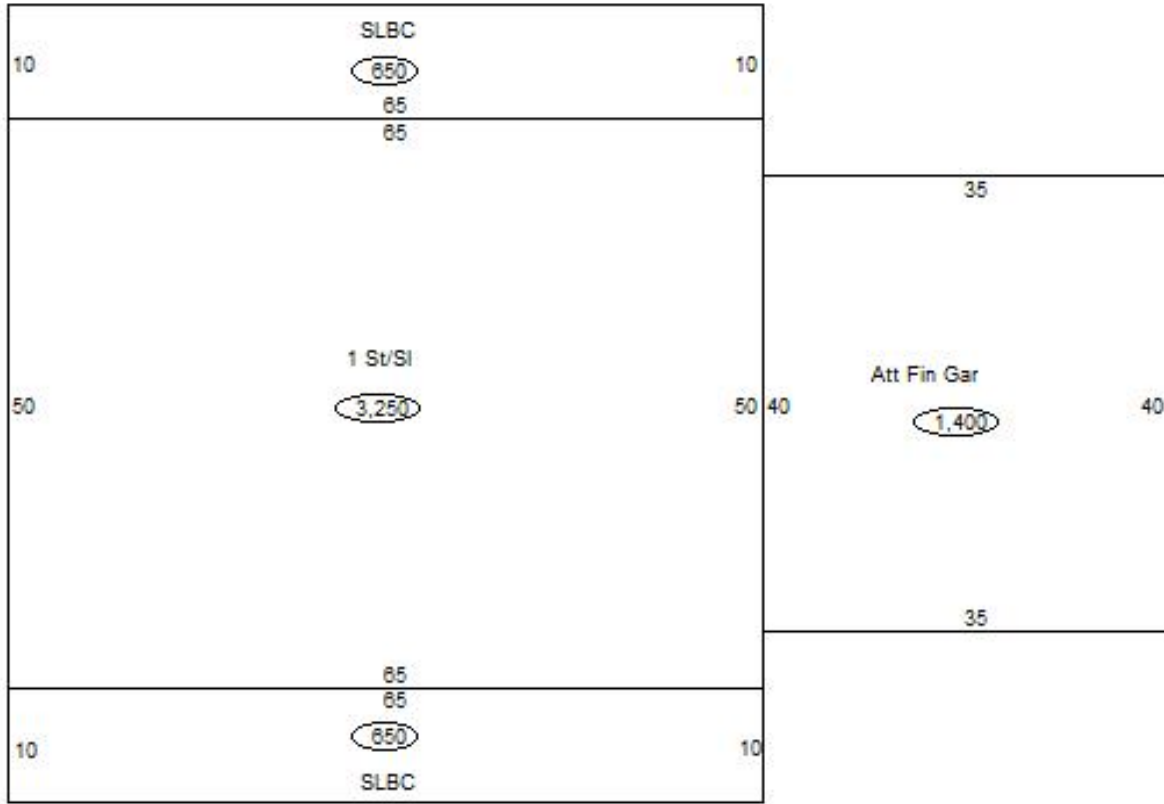
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Sketch Image

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2	G	5		20	Att Fin Gar	1,400	1.000	1,400
3	M	PRCH		20	SLBC	650	1.000	650
4	M	PRCH		20	SLBC	650	1.000	650
Total Building Area						3,250		3,250



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			24.895	122	122	3,047	3,047
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			1.765	54	54	95	95
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			36.516	168	168	6,135	6,135
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			12.961	192	192	2,489	2,489
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			3.862	235	235	908	908
IMP PST Totals						80.000			12,674	12,674
Total Agland						80.000			12,674	12,674