



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 660095656 Parcel ID 000000-00-0-00963-001-0012 Cadastral ID 03-19-16-01981 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 345216 CHANG, PANG & LITTON KU & YER XIONG 31393 YEAGERS ST INOLA OK 74036-0000					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0928\IMG_0029. 9/28/2021</p>														
Parcel Location Situs 31393 S YEAGERS ST Subdivision YEAGERS SUNNY SLOPE III Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 19 / 16 / 5 Neighborhood 1057 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS																			
Legal Description Lat/Long: 36.15628044 -95.59755812					Building Permits														
LOT 12 BLOCK 1 YEAGERS SUNNY SLOPE 3					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	WHITE, HELENA B	09/03/2024	175,000	YES										
A	Add-Homestead	No	1,000		2326/621	WRIGHT, WILLARD W TRUST	05/13/2013	139,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax										
Remove Cap	2025		Land Value 68,971	68,971	11%	7,587	Assessed	20,212	1,618.17										
Year Frozen	2022		Improvements 142,227	114,779		12,625	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 211,198	183,750		20,212	Total Taxable	20,212	1,618.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660095656	CHANG, PANG &			2	175,000	0	19,250	1,541.00										
2024	2024-660095656	CHANG, PANG &			2	177,146	1000	15,865	1,276.00										
2023	2023-660095656	WHITE, HELENA B			2	154,749	1000	15,865	1,278.00										
2022	2022-660095656	WHITE, HELENA B			2	153,313	1000	15,865	1,287.00										
2021	2021-660095656	WHITE, HELENA B			2	152,041	1000	15,725	1,260.00										
2020	2020-660095656	WHITE, HELENA B			2	151,120	1000	15,383	1,243.00										
2019	2019-660095656	WHITE, HELENA B			2	144,593	1000	14,905	1,231.00										
2018	2018-660095656	WHITE, HELENA B			2	150,263	1000	15,279	1,275.00										
2017	2017-660095656	WHITE, HELENA B			2	149,178	2000	13,805	1,162.00										
2016	2016-660095656	WHITE, HELENA B			2	145,882	2000	13,345	1,135.00										
2015	2015-660095656	WHITE, HELENA B			2	143,642	1000	13,898	1,206.00										
2014	2014-660095656	WHITE, HELENA B			2	131,491	2000	12,464	1,119.00										
2013	2013-660095656	WHITE, HELENA B			2	60,041	0	6,605	556.00										



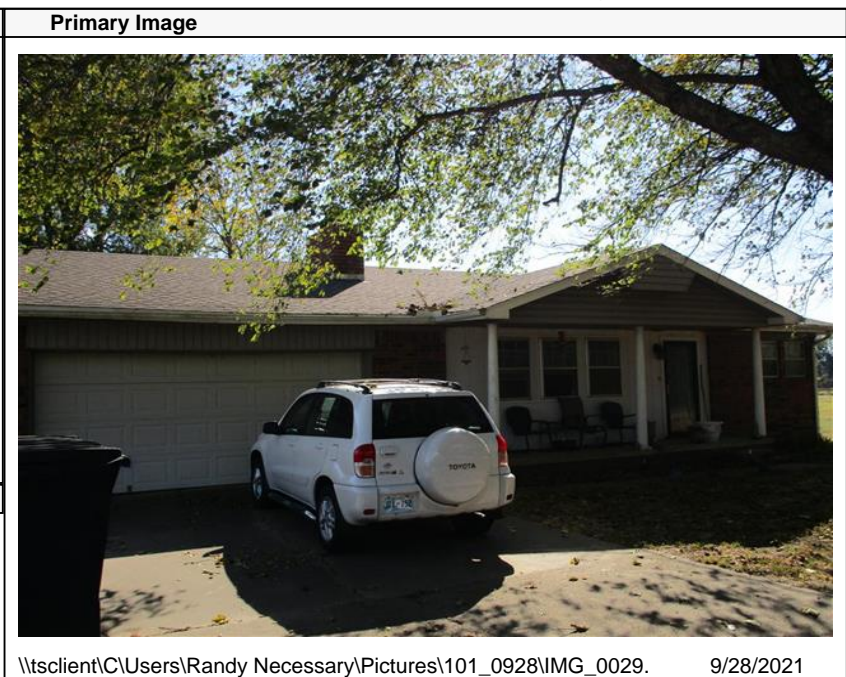
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Lot Data		Square-Foot - NBHD 1057 #1	
Lot Size			
Lot Count	1		
Units Buildable			
Non-Ag Acres	3.861		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	168,184.00 x .29 = 48,883		
Factor Value			
Adjustments	1.4110		
Lot Value	68,971		



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	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	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	172,113	137.25	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	113,72	Total Misc Impr	+ 51,753
Roofing Adj	+ 4.96	Garage Cost	+ 16,086
Subfloor Adj	+ -2.31	Total RCN	= 239,787
Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 112,700
Plumbing Adj	+ 8.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 127,087
Adj Base Cost	= 137.12	Lot Value	+ 68,971
Total Area	x 1,254	Indicated Value	= 196,058
Adjusted Cost	= 171,948	Value Per SqFt	156.35

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,087		
Lot Value	68,971		
Indicated Value	196,058	156.35	Per SqFt
Agland Value			
Site Improvements	15,140		
Total Value	211,198	168.42	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	4733	20x5		100	26.62		2,662
EPSW	ENCLOSED PORCH - SOLID WALL	4734	30x16		480	66.85		32,088
PATO	Slab Porch - Open	153323	26x10		260	9.54		2,480
PRCH	Porch	186744	16x16		256	26.13		6,689
SHDS	Shed - Small	186745	16x4		64	34.67		2,219



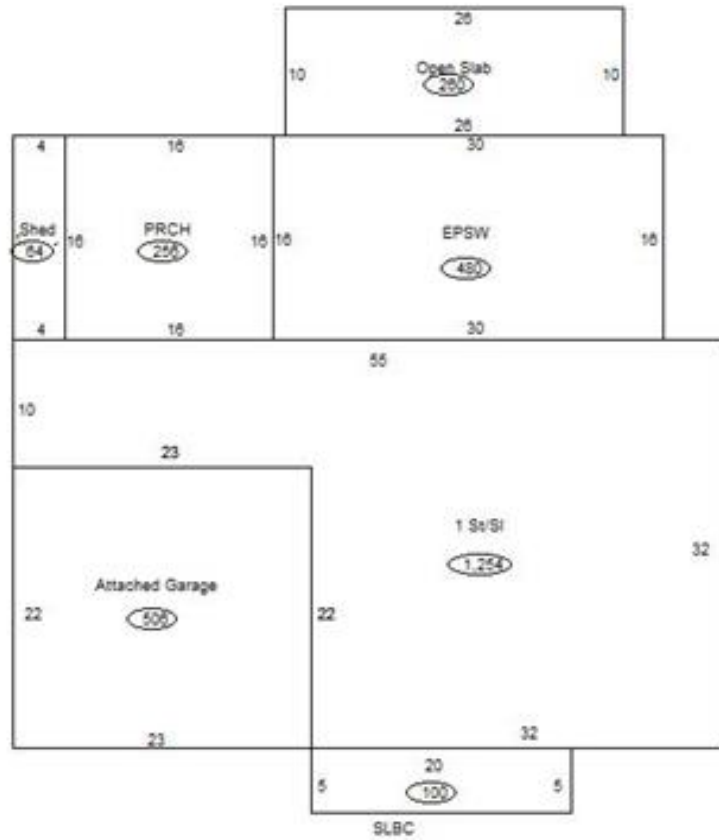
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Sketch Image

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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	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	100	1.000	100
4	M	EPSW		13	EPSW	480	1.000	480
5	M	PATO		13	Open Slab	260	1.000	260
6	M	PRCH		13	PRCH	256	1.000	256
7	M	SHDS		13	Shed	64	1.000	64
Total Building Area						1,254		1,254



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	16x30x8	Concrete	Formed Metal	480
	Qual 3	Cond 3	Year 2025	Eff Age 1		

Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
Base Cost (31.86 x 480)	15,293	15,293	153	15,140