



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660096016 <b>Parcel ID</b> 000000-00-0-50120-002-0007 <b>Cadastral ID</b> 05-19-17-04620 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 19 - INOLA OT <b>Name ID</b> 317312 RICHARDSON, SIDNEY R & ADA M-CO TRUSTEES  33 HAZEL AVE INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 00033 HAZEL AVE <b>Subdivision</b> WESTSIDE ESTATES II <b>Lot/Block</b> 0007 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 5 / 19 / 17 / 5 <b>Neighborhood</b> 1206 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS					<p>660096016 11/13/25</p> <p>660096016_003.JPG 12/7/2025</p>																																																																																																												
<b>Legal Description</b> Lat/Long: 36.15059497 -95.51964345 WESTSIDE ESTATES II BLOCK 2 LOT 7																																																																																																																	
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Lot Data		Square-Foot - NBHD 1206 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5425		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	23,630.00 x 2.16 = 50,945		
Factor Value			
Adjustments	1.0000		
Lot Value	50,945		



660096016\_003.JPG 12/7/2025

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	1,670 / 1,670
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,670
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	231,004	138.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	64,580		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.60	Total Misc Impr	+ 7,264
Roofing Adj	+ 4.87	Garage Cost	+ 17,024
Subfloor Adj	+ -2.31	Total RCN	= 251,558
Heat/Cool Adj	+ 12.64	Depreciation ( 8%)	- 20,125
Plumbing Adj	+ 9.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 231,433
Adj Base Cost	= 136.09	Lot Value	+ 50,945
Total Area	x 1,670	Indicated Value	= 282,378
Adjusted Cost	= 227,270	Value Per SqFt	169.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	231,433		
Lot Value	50,945		
Indicated Value	282,378	169.09	Per SqFt
Agland Value			
Site Improvements	955		
Total Value	283,333	169.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	124796	16x10		160	10.92		1,747
PRCH	SLAB PORCH - COVERED	124797	210		210	26.27		5,517



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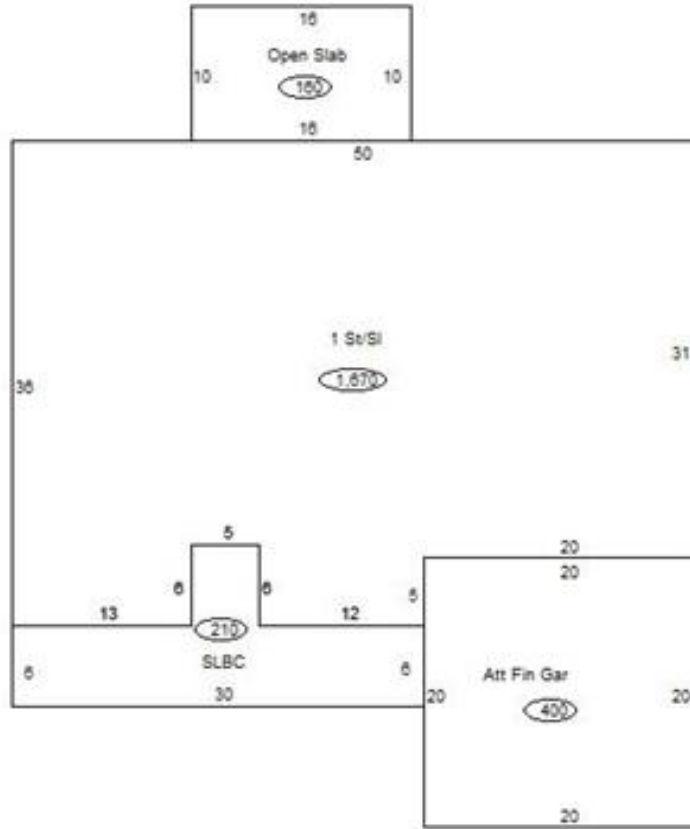
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Sketch Image

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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	1,670	1.000	1,670
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PATO		13	Open Slab	160	1.000	160
4	M	PRCH		13	SLBC	210	1.000	210
<b>Total Building Area</b>						1,670		1,670



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80	
	Qual	2	Cond 2	Year	2010	Eff Age	16
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (24.87 x 80)	1,990		1,990	1,035	955