



# 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	660096580				<p>660096580_001.JPG 11/5/2025</p>									
Parcel ID	20N16E-22-1-00000-000-0001													
Cadastral ID	22-20-16-00410													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	314484													
DEXTER, TERESA ALENE &														
DANIEL JOSEPH														
28404 S 4170 RD														
INOLA OK 74036-0000														
<b>Parcel Location</b>														
Situs	28404 S 4170 RD													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	22 / 20 / 16 / 1													
Neighborhood	2016 - UNPLATTED LAND													
School District	S005 - INOLA SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.19974116 -95.58401586														
E 593' S 735.60' SE NE.														
<b>Building Permits</b>														
<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										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
<b>Sale History</b>														
Bk/Pg	Grantor	Date	Price	Code										
2432/931	BAKER, TERRI ANN &	06/19/2014	0	4										
2410/240	DEXTER, TERESA ALENE &	06/19/2014	0	4										
2378/606	BAKER, TERRI ANN &	01/07/2014	0	4										
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	0	Land Value 816	816	11%	90	Assessed	5,096	407.99						
Year Frozen	0	Improvements 56,642	45,508		5,006	Penalty	0							
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-80.00						
TIF Project ID	0	Total Value 57,458	46,324		5,096	Total Taxable	4,096	328.00						
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660096580	DEXTER, TERESA ALENE &	2	44,975	1000	3,947	316.00							
2024	2024-660096580	DEXTER, TERESA ALENE &	2	46,009	1000	4,017	323.00							
2023	2023-660096580	DEXTER, TERESA ALENE &	2	2,167	200		.00							
2022	2022-660096580	DEXTER, TERESA ALENE &	2	2,167	195		.00							
2021	2021-660096580	DEXTER, TERESA ALENE &	2	1,716	189		.00							
2020	2020-660096580	DEXTER, TERESA ALENE &	2	1,698	187		.00							
2019	2019-660096580	DEXTER, TERESA ALENE &	2	1,648	182		.00							
2018	2018-660096580	DEXTER, TERESA ALENE &	2	1,698	187		.00							
2017	2017-660096580	DEXTER, TERESA ALENE &	2	1,947	214		.00							
2016	2016-660096580	DEXTER, TERESA ALENE &	2	1,947	0	214	18.00							
2015	2015-660096580	DEXTER, TERESA ALENE &	2	1,925	0	212	18.00							
2014	2014-660096580	BAKER, TERRI ANN &	2	1,947	0	214	19.00							



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Lot Data - Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)		Primary Image																																														
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value																																																
<b>Residential Data</b> Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /																																																
<b>Cost Approach</b> <span style="float: right;">Manual : 01/2025</span>		<b>GRM Approach</b> GRM Code Gross Rent 0.00 Indicated Value																																														
<table border="0"> <tr> <td>Base Cost</td><td>0.00</td> <td>Total Misc Impr</td><td>+</td><td>0</td> </tr> <tr> <td>Roofing Adj</td><td>+ 0.00</td> <td>Garage Cost</td><td>+</td><td></td> </tr> <tr> <td>Subfloor Adj</td><td>+ 0.00</td> <td>Total RCN</td><td>=</td><td>0</td> </tr> <tr> <td>Heat/Cool Adj</td><td>+ 0.00</td> <td>Depreciation ( 0%)</td><td>-</td><td>0</td> </tr> <tr> <td>Plumbing Adj</td><td>+ 0.00</td> <td>Lump Sums</td><td>+</td><td>0</td> </tr> <tr> <td>Basement Adj</td><td>+ 0.00</td> <td>RCNLD</td><td>=</td><td></td> </tr> <tr> <td>Adj Base Cost</td><td>= 0.00</td> <td>Lot Value</td><td>+</td><td></td> </tr> <tr> <td>Total Area</td><td>x</td> <td>Indicated Value</td><td>=</td><td></td> </tr> <tr> <td>Adjusted Cost</td><td>= 0</td> <td>Value Per SqFt</td><td></td><td>0.00</td> </tr> </table>		Base Cost	0.00	Total Misc Impr	+	0	Roofing Adj	+ 0.00	Garage Cost	+		Subfloor Adj	+ 0.00	Total RCN	=	0	Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0	Plumbing Adj	+ 0.00	Lump Sums	+	0	Basement Adj	+ 0.00	RCNLD	=		Adj Base Cost	= 0.00	Lot Value	+		Total Area	x	Indicated Value	=		Adjusted Cost	= 0	Value Per SqFt		0.00	<b>Multiple Regression</b> MRA Code Adjusted R Indicated Value	
Base Cost	0.00	Total Misc Impr	+	0																																												
Roofing Adj	+ 0.00	Garage Cost	+																																													
Subfloor Adj	+ 0.00	Total RCN	=	0																																												
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0																																												
Plumbing Adj	+ 0.00	Lump Sums	+	0																																												
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Adj Base Cost	= 0.00	Lot Value	+																																													
Total Area	x	Indicated Value	=																																													
Adjusted Cost	= 0	Value Per SqFt		0.00																																												
		<b>Direct Comparables</b> Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value																																														
		<b>Value Reconciliation</b> Selected Approach Cost Approach Improvements Lot Value Indicated Value 0.00 Per SqFt Agland Value 816 Site Improvements 10,893 Total Value 11,709 0.00 Total Value Per SqFt																																														
<b>Miscellaneous Improvements</b>																																																
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value																																								



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	20x70x10	Dirt	Galvanized Metal	1,400
	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 (19.95 x 1,400)	27,930	27,930	17,037	10,893



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

Residential Data	
Type	6 Mobile Home 78 x 28
Condition	2.7 - Fair
Quality	2.7 - Fair
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,184 / 2,184
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1997 / 24

\\tsclient\C\Users\Randy Necessary\Pictures\101\_1217\IMG\_0006.      12/20/2021

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	29.65	Total Misc Impr	+	0			
Roofing Adj	+ 2.36	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	91,794			
Heat/Cool Adj	+ 1.94	Depreciation ( 64%)	-	58,748			
Plumbing Adj	+ 8.08	Lump Sums	+	12,703			
Basement Adj	+ 0.00	RCNLD	=	45,749			
Adj Base Cost	= 42.03	Lot Value	+				
Total Area	x 2,184	Indicated Value	=	45,749			
Adjusted Cost	= 91,794	Value Per SqFt		20.95			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	45,749		
Lot Value			
Indicated Value	45,749	20.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	45,749	20.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	137120	12x8		96	46.20	10%	3,992
WODO	Wood Deck - Open	153222	14x12		168	22.89	60%	1,538
WODC	Wood Deck - Covered	153223	36x12		432	28.72	60%	4,963
WODO	Wood Deck - Open	153224	28x12		336	16.44	60%	2,210
SHLT	STORM SHELTER A/G			1 2022	1	0.00		



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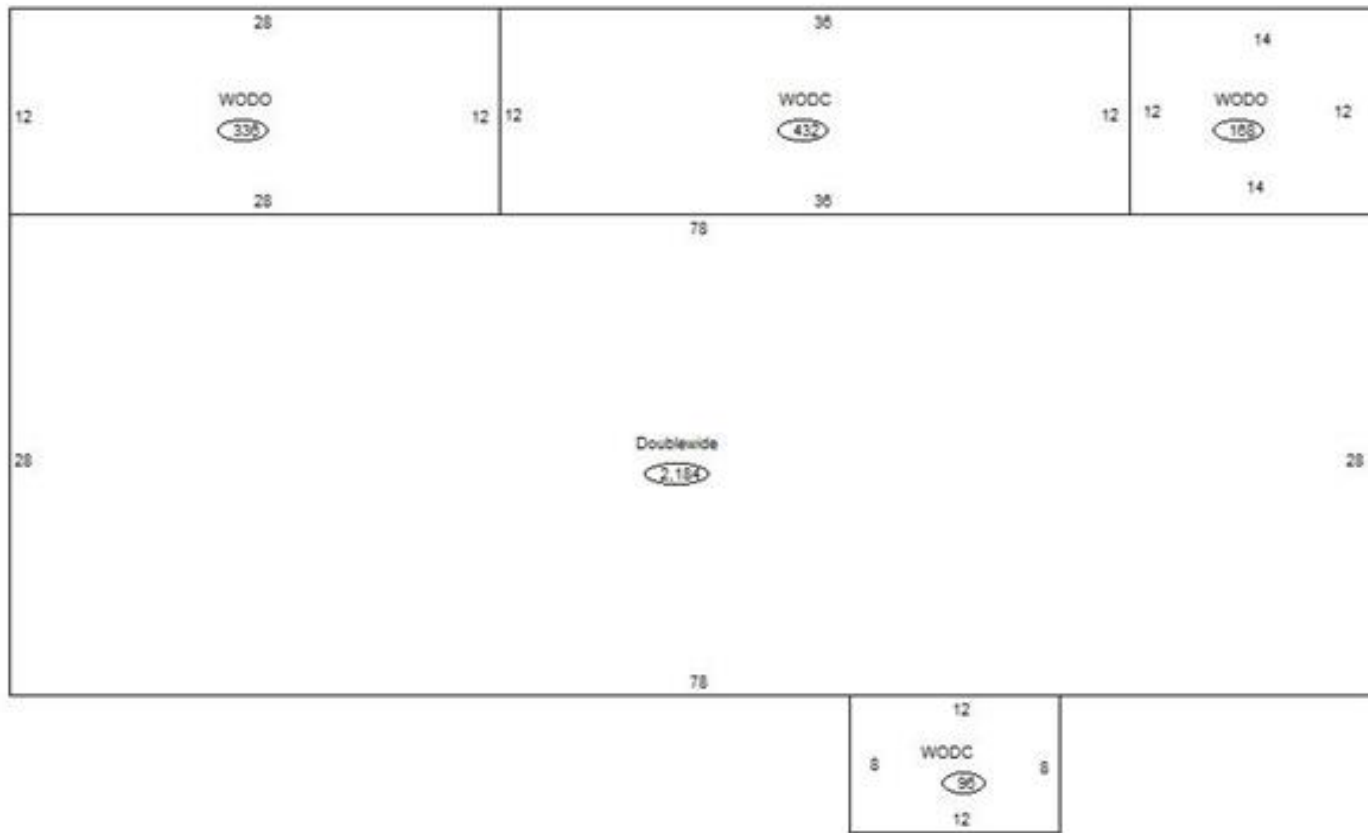
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	2,184	1.000	2,184
2	M	WODC		10	WODC	96	1.000	96
3	M	WODO		10	WODO	168	1.000	168
4	M	WODC		10	WODC	432	1.000	432
5	M	WODO		10	WODO	336	1.000	336
<b>Total Building Area</b>						2,184		2,184



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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
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			2.000	192	192	384	384
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			3.000	144	144	432	432
<b>NTV PST Totals</b>						5.000			816	816
<b>Total Agland</b>						5.000			816	816