




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:20:23
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Assessment Data					Primary Image																																																																																												
Account 660099584 Parcel ID 19N17E-14-1-00000-000-00100 Cadastral ID 14-19-17-00131 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 337340 HELLING, T J & POLLY REVOCABLE TRUST 33400 S 4240 RD INOLA OK 74036-0000 Parcel Location Situs 33400 S 4240 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 14 / 19 / 17 / 1 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0713\IMG_0093. 8/6/2021</p>																																																																																												
Legal Description Lat/Long: 36.12652567 -95.45842446 E 330' S 330' SE SE NE																																																																																																	
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Lot Data	Square-Foot - NBHD 1917 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.4914 Topography Street Access Utilities Amenities LAND QUALITY 5 FLOOD ZONE Method Square-Foot Base Lot Value 108,526.00 x .55 = 59,839 Factor Value -14,960 Adjustments Lot Value 44,879		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0713\IMG_0093. 8/6/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,327 / 2,207
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,327
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	390 Attached Garage - Finished
Remodel	
Year/Eff Age	2017 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	314,005 142.28 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	269,575
Lot Value	44,879
Indicated Value	314,454 142.48 Per SqFt
Agland Value	
Site Improvements	41,240
Total Value	355,694 161.17 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	89.24	Total Misc Impr	+	6,283
Roofing Adj	+ 3.07	Garage Cost	+	16,708
Subfloor Adj	+ -1.46	Total RCN	=	266,909
Heat/Cool Adj	+ 12.64	Depreciation (5%)	-	13,345
Plumbing Adj	+ 7.03	Lump Sums	+	16,011
Basement Adj	+ 0.00	RCNLD	=	269,575
Adj Base Cost	= 110.52	Lot Value	+	44,879
Total Area	x 2,207	Indicated Value	=	314,454
Adjusted Cost	= 243,918	Value Per SqFt		142.48

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	135743	540		540	29.65		16,011
PRCH	SLAB PORCH - COVERED	135744	20x12		240	26.18		6,283



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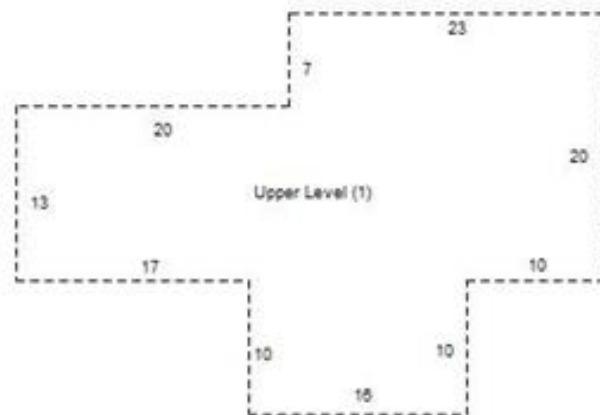
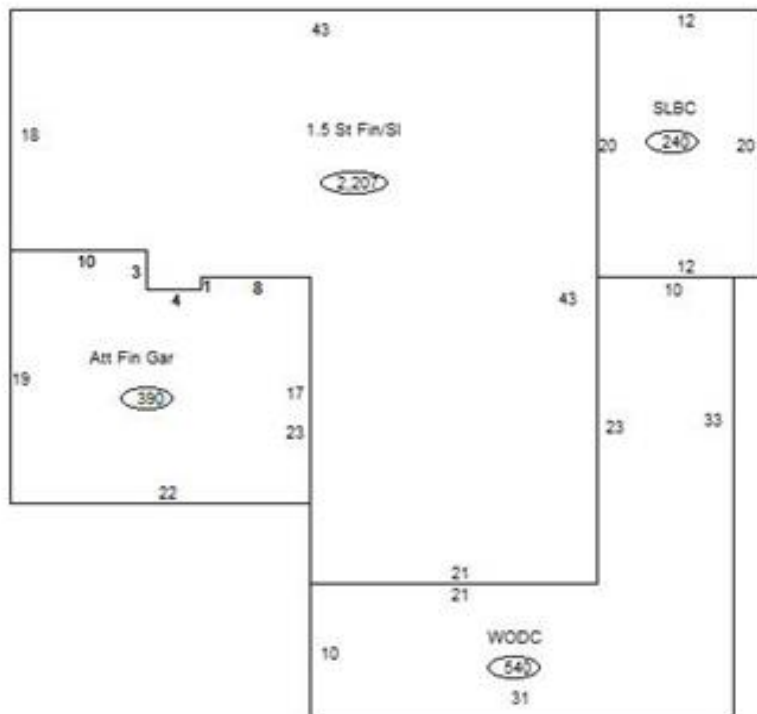
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Sketch Image

660099584



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,327	1.663	2,207
2	G	5		13	Att Fin Gar	390	1.000	390
3	M	WODC		13	WODC	540	1.000	540
4	M	PRCH		13	SLBC	240	1.000	240
5	U	^UL		13	Upper Level (1)	880	1.000	880
Total Building Area						1,327		2,207



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x44x10	Gravel	Formed Metal	1,320
Qual	3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (25.43 x 1,320)	33,568		33,568	2,350	31,218

LNT0	Lean To - Attached	14x44x8	Dirt	Formed Metal	616
Qual	3	Cond 3	Year 2021	Eff Age 4	

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (8.88 x 616)	5,470		5,470	1,368	4,102

PACN	Paving - Concrete	25x44x0	Concrete		1,100
Qual	4	Cond 4	Year 2021	Eff Age 2	

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (5.98 x 1,100)	6,578		6,578	658	5,920