



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 660099917 Parcel ID 19N17E-24-2-00000-000-0099 Cadastral ID 24-19-17-00411 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 348897 MCDANIEL, JACOB & RACHEL REVOCABLE LIVING TRUST 21354 E 620 RD INOLA OK 74036-0000 Parcel Location Situs 21354 E 620 RD Subdivision Lot/Block / Parcel Size 15 - Acres Sec/Twn/Rng 24 / 19 / 17 / 2 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					<p>660099917_001.JPG 12/8/2025</p>																																																																																				
Legal Description Lat/Long: 36.11427035 -95.45170192 NW SE NW & W2 NE SE NW																																																																																									
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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	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,290 / 3,534
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,290
Fixture/RghIn	17 /
Bed/F/H Bath	3 / 4.0 /
Basement Area	
Garage Type	725 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2017 / 7

660099917	12/05/25
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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	81.90	Total Misc Impr	+ 26,549	Roofing Adj	+ 3.40	Garage Cost	+ 27,072
Subfloor Adj	+ -1.50	Total RCN	= 417,976	Heat/Cool Adj	+ 12.64	Depreciation (7%)	- 29,258
Plumbing Adj	+ 6.66	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 388,718
Adj Base Cost	= 103.10	Lot Value	+ 388,718	Total Area	x 3,534	Indicated Value	= 388,718
		Value Per SqFt	109.99	Adjusted Cost	= 364,355		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	388,718		
Lot Value			
Indicated Value	388,718	109.99	Per SqFt
Agland Value	1,114		
Site Improvements	88,361		
Total Value	478,193	135.31	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	135753	52x8		416	25.63		10,662
PRCH	SLAB PORCH - COVERED	135754	50x8		400	25.68		10,272



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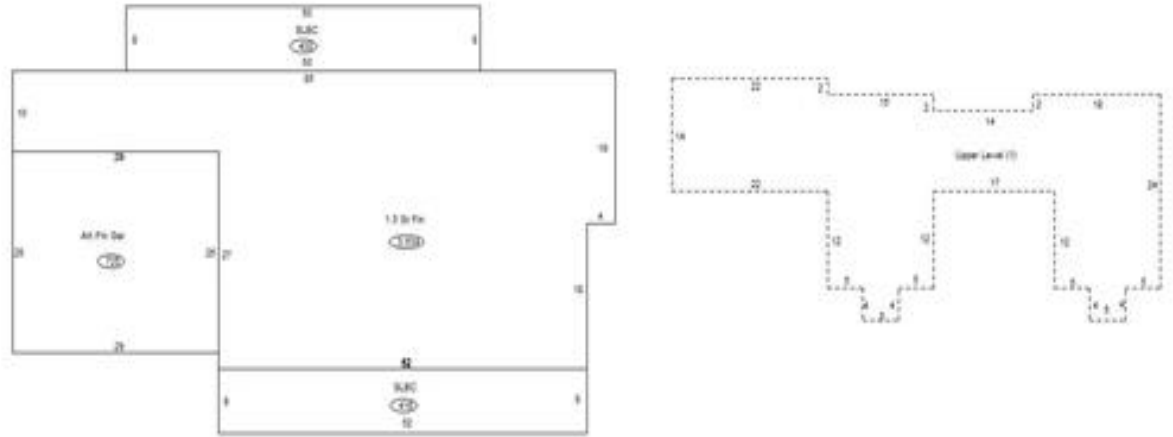
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5		13	1.5 St Fin	2,290	1.543	3,534
2	G	5		13	Att Fin Gar	725	1.000	725
3	M	PRCH		13	SLBC	416	1.000	416
4	M	PRCH		13	SLBC	400	1.000	400
5	U	^UL		13	Upper Level (1)	1,244	1.000	1,244
Total Building Area						2,290		3,534



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small EST. FROM ROAD	12x20x8	Plank	Formed Metal	240
	Qual 2	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (18.16 x 240)		4,358		4,358	436	3,922
	PATC	Patio - Covered	14x14x9	Concrete	Galvanized Metal	196
	Qual 4	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)		RCNLD
Base Cost (22.07 x 196)		4,326		4,326	649	3,677
	BNGP	Barn - General Purpose	60x65x10	Concrete	Formed Metal	3,900
	Qual 2	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (20.95 x 3,900)		81,705		81,705	4,085	77,620
	SHDS	Shed - Small	10x14x8	Plank	Formed Metal	140
	Qual 3	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (14% Phys/ % Func)		RCNLD
Base Cost (26.10 x 140)		3,654		3,654	512	3,142



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			3.280	54	54	177	177
TMBR Totals						3.280			177	177
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			3.000	143	143	428	428
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			.070	84	84	6	6
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			5.450	84	84	458	458
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			.200	224	224	45	45
IMP PST Totals						8.720			937	937
Total Agland						12.000			1,114	1,114