



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:46:48
 Page 1

Assessment Data					Primary Image				
Account	660101777				<p>660101777_001.JPG 12/9/2025</p>				
Parcel ID	20N17E-25-4-00000-000-0001								
Cadastral ID	25-20-17-00310								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	325121								
YODER, ALLEN									
21737 E 580 RD INOLA OK 74036-0000									
Parcel Location									
Situs	21737 E 580 RD								
Subdivision									
Lot/Block	/	Parcel Size	20.04 - Acres						
Sec/Twn/Rng	25 / 20 / 17 / 4								
Neighborhood	2017 - UNPLATTED LAND								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.17872214 -95.44516876									
TR DESC 2718-849 AS BEG 776' EAST OF SW/C S2 SE; N00.0716E 1322.49'; S89.4945E 660'; S00.0716W 1322.18'; N89.5123W 660' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R19	R19- SPLIT OFF ACCT	08/2018	12/2018						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2718/849	YODER, GARY L &	06/13/2018		0 4					

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax
Remove Cap	0	Land Value	4,940	4,940	11%	543	Assessed	37,824	3,028.19
Year Frozen		Improvements	407,384	338,921		37,281	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00
TIF Project ID	0	Total Value	412,324	343,861		37,824	Total Taxable	36,824	2,948.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660101777	YODER, ALLEN	2	375,416	1000	35,722	2,860.00	
2024	2024-660101777	YODER, ALLEN	2	384,310	1000	34,653	2,786.00	
2023	2023-660101777	YODER, ALLEN	2	352,019	0	34,615	2,788.00	
2022	2022-660101777	YODER, ALLEN	2	355,227	0	33,607	2,726.00	
2021	2021-660101777	YODER, ALLEN	2	301,441	0	32,628	2,614.00	
2020	2020-660101777	YODER, ALLEN	2	298,345	0	31,678	2,559.00	
2019	2019-660101777	YODER, ALLEN	2	281,377	0	30,755	2,541.00	
2018	2018-660101777	YODER, ALLEN	2	14,972	0	1,347	112.00	



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:46:49
 Page 2

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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,880 / 2,880
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,880
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2018 / 6



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	83.97	Total Misc Impr	+ 40,895	Roofing Adj	+ 4.60	Garage Cost	+ 40,895
Subfloor Adj	+ -1.09	Total RCN	= 343,583	Heat/Cool Adj	+ 11.47	Depreciation (6%)	- 20,615
Plumbing Adj	+ 6.15	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 322,968
Adj Base Cost	= 105.10	Lot Value	+ 322,968	Total Area	x 2,880	Indicated Value	= 322,968
Adjusted Cost	= 302,688	Value Per SqFt	112.14	Adjusted Cost	= 302,688	Value Per SqFt	112.14

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	322,968		
Lot Value			
Indicated Value	322,968	112.14	Per SqFt
Agland Value	4,940		
Site Improvements	84,416		
Total Value	412,324	143.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2018	1	0.00	
PRCH	SLAB PORCH - COVERED	139203	1100			1,100	21.76	23,936
PRCH	SLAB PORCH - COVERED	139204	20x10			200	23.56	4,712
PATO	SLAB PORCH - OPEN	139205	20x14			280	8.71	2,439
PRCH	SLAB PORCH - COVERED	139206	20x10			200	23.56	4,712
FPR1	Fireplace - Residential 1 Story			1		1	5,095.98	5,096



Rogers

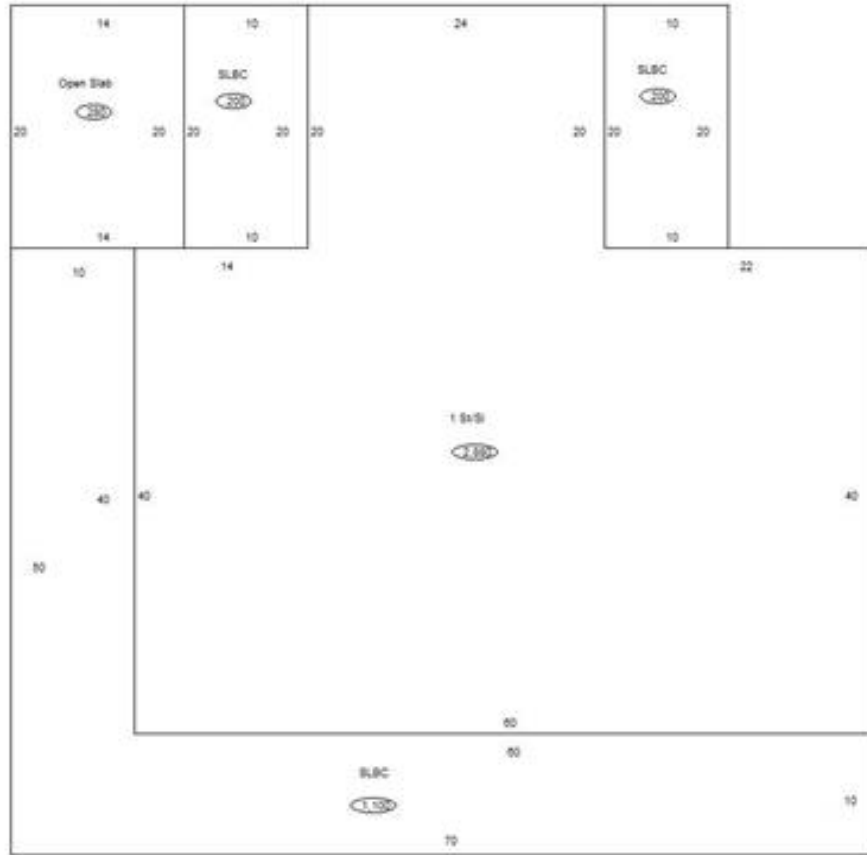
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:46:49
 Page 3

Sketch Image

660101777



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,880	1.000	2,880
2	M	PRCH		10	SLBC	1,100	1.000	1,100
3	M	PRCH		10	SLBC	200	1.000	200
4	M	PATO		10	Open Slab	280	1.000	280
5	M	PRCH		10	SLBC	200	1.000	200
Total Building Area						2,880		2,880



Rogers








Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:46:49
Page 4

660101777

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120
	Qual	2	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
	Base Cost (21.77 x 120)	2,612		2,612	601	2,011
	UTIL	Utility Building	40x60x14	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (27.07 x 2,400)	64,968		64,968	7,146	57,822
	LNT0	Lean To - Attached	20x60x12	Dirt	Formed Metal	1,200
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (8.16 x 1,200)	9,792		9,792	3,623	6,169
	LOAF	LOAFING SHED	16x40x8	Dirt	Formed Metal	640
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (7.12 x 640)	4,557		4,557	2,962	1,595
	EQSL	Equipment Shelter	12x24x10	Dirt	Formed Metal	288
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (25.49 x 288)	7,341		7,341	4,038	3,303
	HAYS	Hay Shed Open Sides	28x40x14	Dirt	Formed Metal	1,120
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD
	Base Cost (8.57 x 1,120)	9,598		9,598	6,047	3,551
	BNGP	Barn - General Purpose	36x40x10	Dirt	Galvanized Metal	1,440
	Qual	2	Cond 1.5	Year 1985	Eff Age 49	
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (18.46 x 1,440)	26,582		26,582	18,873	7,709



Rogers


Assessment Property Record Card for Tax Year 2026

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Date 04/18/2026
Time 09:46:49
Page 5

660101777

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	18x38x8	Concrete	Formed Metal	684
	Qual	2	Cond 2	Year	1975	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (16.49 x 684)	11,279	11,279	9,023	2,256



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/18/2026
Time 09:46:49
Page 6

Agland Inventory

660101777

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			3.000	84	84	252	252
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			3.000	224	224	672	672
IMP PST Totals						6.000			924	924
CHB	CHOTEAU SILT LOAM 1-3% SL	CLT LND	80			8.000	280	280	2,240	2,240
TAA	TALOKA SILT LOAM 0-1% SLO	CLT LND	84			6.040	294	294	1,776	1,776
CLT LND Totals						14.040			4,016	4,016
Total Agland						20.040			4,940	4,940