



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 660101856 Parcel ID 19N17E-10-2-00000-000-0001 Cadastral ID 10-19-17-01110 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 348506 FLATHERS FAMILY JOINT LIVING TRUST PO BOX 9 INOLA OK 74036-6186 Parcel Location Situs 32435 S 4220 RD Subdivision Lot/Block / Parcel Size 93.68 - Acres Sec/Twn/Rng 10 / 19 / 17 / 2 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS																																																																																	
Legal Description Lat/Long: 36.14223462 -95.48579281																																																																																	
Legal Description SW NW LESS TR DESC AS COMM SW/C NW; N00.0323W 454.23' TO POB; N89.5637E 1320'; N00.0323W 428.88'; S89.5637W 1320'; S00 0323E 428.88' TO POB. LESS TR DESC AS BEG NW/C SW NW; S89 5112E 1328.59'; S00.0316E 434.01'; S89.5637W 1328.57'; N00.0322W 438.72' TO POB.					Building Permits																																																																												
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		 <p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\102722\IMG_0001.JPG 10/27/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,100 / 2,100
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,100
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	288,920		
Lot Value			
Indicated Value	288,920	137.58	Per SqFt
Agland Value	7,922		
Site Improvements	92,753		
Total Value	678,515	323.10	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.65	Total Misc Impr	+ 15,473				
Roofing Adj	+ 4.64	Garage Cost	+ 19,421				
Subfloor Adj	+ -2.19	Total RCN	= 297,856				
Heat/Cool Adj	+ 12.64	Depreciation (3%)	- 8,936				
Plumbing Adj	+ 5.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 288,920				
Adj Base Cost	= 125.22	Lot Value	+ 288,920				
Total Area	x 2,100	Indicated Value	= 288,920				
Adjusted Cost	= 262,962	Value Per SqFt	137.58				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155701	8x6		48	26.78		1,285
PRCH	Slab Porch - Covered	155702	22x10		220	26.24		5,773
FPR1	Fireplace - Residential 1 Story				1	5,615.40		5,615
SHLT	AG			2024	1	0.00		
GENR	Generator - Residential Standby				1	2,800.00		2,800



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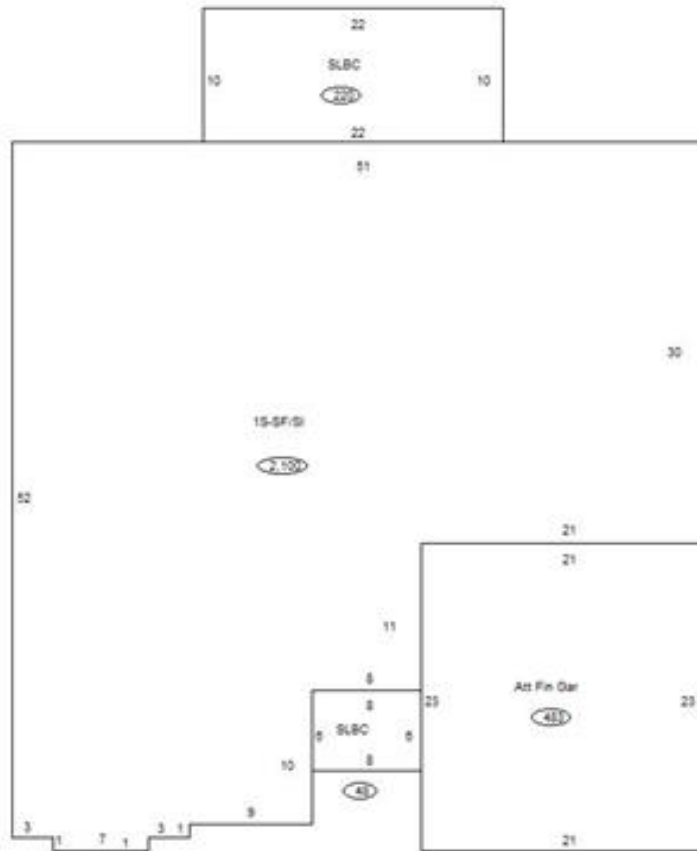
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,100	1.000	2,100
2	G	5		10	Att Fin Gar	483	1.000	483
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PRCH		10	SLBC	220	1.000	220
Total Building Area						2,100		2,100



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
PCPT	Carport - Portable	0x0x0	Gravel	Formed Metal	1,064	
Qual	4	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD	
Base Cost (5.49 x 1,064)		5,841	5,841	175	5,666	
SHDS	Shed - Small	10x16x8	Gravel	Formed Metal	160	
Qual	2.5	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
Base Cost (16.67 x 160)		2,667	2,667	133	2,534	
LNT0	Lean To - Attached	16x20x8	Concrete	Formed Metal	320	
Qual	3	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ % Func)	RCNLD	
Base Cost (14.52 x 320)		4,646	4,646	279	4,367	
UTIL	Utility Building	0x0x0	Concrete	Formed Metal	2,480	
Qual	3.5	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD	
Base Cost (28.99 x 2,480)		71,895	71,895	719	71,176	
LNT0	Lean To - Attached	15x50x8	Concrete	Formed Metal	750	
Qual	3	Cond 3	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ % Func)	RCNLD	
Base Cost (12.78 x 750)		9,585	9,585	575	9,010	



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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			17.597	54	54	950	950
CO	COLLINSVILLE STONY LOAM	TMBR	22			35.696	40	40	1,414	1,414
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.014	168	168	2	2
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			6.991	192	192	1,342	1,342
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			2.623	192	192	504	504
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			30.760	121	121	3,710	3,710
TMBR Totals						93.680			7,922	7,922
Total Agland						93.680			7,922	7,922