



# 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  | 660103170                  |   |               |             |               |               |            |             |  |
| Parcel ID  | 20N17E-32-1-00000-001-0000 |   |               |             |               |               |            |             |  |
| Cadastral ID   | 32-20-17-00310             |   |               |             |               |               |            |             |  |
| Property Type  | REAL - Real Property       |   |               |             |               |               |            |             |  |
| Property Class   | RA                         | VI Area                                 | 3             |             |               |               |            |             |  |
| Tax Area   | 2 - INOLA RURAL            |   |               |             |               |               |            |             |  |
| Name ID  | 328793                     |   |               |             |               |               |            |             |  |
| ARMBRISTER, JEREMY BAIN & VALERIE LEANN  |                            |   |               |             |               |               |            |             |  |
| 30490 S 4210 RD<br>INOLA OK 74036-0000   |                            |   |               |             |               |               |            |             |  |
| Parcel Location  |                            |   |               |             |               |               |            |             |  |
| Situs  | 30490 S 4210 RD            |   |               |             |               |               |            |             |  |
| Subdivision  |                            |   |               |             |               |               |            |             |  |
| Lot/Block  | /                          | Parcel Size                             | 21.51 - Acres |             |               |               |            |             |  |
| Sec/Twn/Rng  | 32 / 20 / 17 / 1           |   |               |             |               |               |            |             |  |
| Neighborhood   | 2017 - UNPLATTED LAND      |   |               |             |               |               |            |             |  |
| School District  | S005 - INOLA SCHOOLS       |   |               |             |               |               |            |             |  |
| Legal Description Lat/Long: 36.17177233 -95.51348610   |                            |   |               |             |               |               |            |             |  |
| TR DESC 2019-011623 AS COMM SE/C E2 SE NE; N01.1123W 440.12' TO POB; S73.5823W 420.65'; S81.3403W 151.33'; S73.5823W 150'; S85 1659W 127.43'; S73.5823W 510.13'; N01.1418W 518.41'; N88.3727E 661 25'; N01.1251W 598.79'; N74.3847E 682.24'; S01.1123E 982.62' TO POB. |                            |   |               |             |               |               |            |             |  |
| Building Permits   |                            |   |               |             |               |               |            |             |  |
| Number   | Description                | Opened                                  | Closed        | Amount      |               |               |            |             |  |
| R20  | R23- SPLIT                 | 10/2019                                 | 05/2022       |             |               |               |            |             |  |
| Exemptions   |                            |   |               |             |               |               |            |             |  |
| Code   | Type                       | Active                                  | Maximum       | Exemption   |               |               |            |             |  |
| H  | Homestead                  | Yes                                     | 1,000         | 1,000       |               |               |            |             |  |
| Sale History   |                            |   |               |             |               |               |            |             |  |
| Bk/Pg  | Grantor                    | Date                                    | Price         | Code        |               |               |            |             |  |
| /  | WILLIAMS, BRETT & AMY      | 08/15/2019                              | 92,000        | YES         |               |               |            |             |  |
| Parcel Valuation   |                            |   |               |             |               |               |            |             |  |
| Source   | REAL                       | Fair Cash                               | Capped        | Asmnt Level | Assessed      | Levy Rate     | 80.060     | Current Tax |  |
| Remove Cap   | 2020                       | Land Value                              | 1,798         | 1,798       | 11%           | Assessed      | 36,996     | 2,961.90    |  |
| Year Frozen  |                            | Improvements                            | 344,165       | 334,523     |               | Penalty       | 0          |             |  |
| Uncapped Value   | 0                          | Mobile Home                             | 0             | 0           |               | Exemption     | 1,000      | -80.00      |  |
| TIF Project ID   | 0                          | Total Value                             | 345,963       | 336,321     |               | Total Taxable | 35,996     | 2,882.00    |  |
| Assessment History   |                            |   |               |             |               |               |            |             |  |
| Tax Year   | Statement Number           | Billed Owner                            | Tax Area      | Total Value | Exemptions    | Taxable Value | Billed Tax |             |  |
| 2025   | 2025-660103170             | ARMBRISTER, JEREMY BAIN & VALERIE LEANN | 2             | 344,122     | 1000          | 34,918        | 2,796.00   |             |  |
| 2024   | 2024-660103170             | ARMBRISTER, JEREMY BAIN & VALERIE LEANN | 2             | 356,333     | 1000          | 33,872        | 2,724.00   |             |  |
| 2023   | 2023-660103170             | ARMBRISTER, JEREMY BAIN & VALERIE LEANN | 2             | 307,783     | 1000          | 32,856        | 2,646.00   |             |  |
| 2022   | 2022-660103170             | ARMBRISTER, JEREMY BAIN & VALERIE LEANN | 2             | 33,932      | 1000          | 2,635         | 214.00     |             |  |
| 2021   | 2021-660103170             | ARMBRISTER, JEREMY BAIN & VALERIE LEANN | 2             | 32,081      | 1000          | 2,529         | 203.00     |             |  |
| 2020   | 2020-660103170             | ARMBRISTER, JEREMY BAIN & VALERIE LEANN | 2             | 1,798       | 0             | 198           | 16.00      |             |  |
| 2019   | 2019-660103170             | ARMBRISTER, JEREMY BAIN & VALERIE LEANN | 2             | 1,799       | 0             | 198           | 16.00      |             |  |



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

| Residential Data |  |
|------------------|--|
| Type             | 1 Single Family Residence                    |
| Condition        | 3 - Average                                  |
| Quality          | 3.5 - Average                                |
| Architecture     | TRAD TRADITIONAL                             |
| Style            | 100% One Story                               |
| Exterior Wall    | 30% Veneer, Masonry 70% Frame, Plywood or Ha |
| Base/Total Area  | 1,820 / 1,820                                |
| Style            | 100% One Story                               |
| HVAC             | 100% Warmed & Cooled Air                     |
| Roof Cover       | 1 Composition Shingle                        |
| Area on Slab     | 1,820  |
| Fixture/RghIn    | 12 /   |
| Bed/F/H Bath     | 3 / 2.0 /                                    |
| Basement Area    |  |
| Garage Type      | 760 Attached Garage - Finished 2 Stalls      |
| Remodel          |  |
| Year/Eff Age     | 2022 / 3                                     |

|                   |            |
|-------------------|------------|
| 660103170_001.JPG | 12/18/2025 |
|-------------------|------------|

| 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     | 107.34    | Total Misc Impr    | + 29,306  |                  |  |  |  |
| Roofing Adj   | + 5.48    | Garage Cost        | + 35,446  |                  |  |  |  |
| Subfloor Adj  | + -3.51   | Total RCN          | = 309,324 |                  |  |  |  |
| Heat/Cool Adj | + 14.47   | Depreciation ( 3%) | - 9,280   |                  |  |  |  |
| Plumbing Adj  | + 10.60   | Lump Sums          | + 0       |                  |  |  |  |
| Basement Adj  | + 0.00    | RCNLD              | = 300,044 |                  |  |  |  |
| Adj Base Cost | = 134.38  | Lot Value          | + 300,044 |                  |  |  |  |
| Total Area    | x 1,820   | Indicated Value    | = 300,044 |                  |  |  |  |
| Adjusted Cost | = 244,572 | Value Per SqFt     | 164.86    |                  |  |  |  |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 300,044       |        |                      |
| Lot Value            |               |        |                      |
| Indicated Value      | 300,044       | 164.86 | Per SqFt             |
| Agland Value         | 1,798         |        |                      |
| Site Improvements    | 44,121        |        |                      |
| Total Value          | 345,963       | 190.09 | Total Value Per SqFt |

| Miscellaneous Improvements |                                 |           |      |      |       |           |      |        |
|----------------------------|---------------------------------|-----------|------|------|-------|-----------|------|--------|
| Code                       | Description                     | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value  |
| PRCH                       | Slab Porch - Covered            | 154277    | 464  |      | 464   | 27.95     |      | 12,969 |
| PRCH                       | Slab Porch - Covered            | 154278    | 224  |      | 224   | 28.72     |      | 6,433  |
| FPR1                       | Fireplace - Residential 1 Story |           |      | 1    | 1     | 6,429.63  |      | 6,430  |
| ODFP                       | Outdoor Fireplace/Firepit       |           |      | 1    | 1     | 3,473.83  |      | 3,474  |



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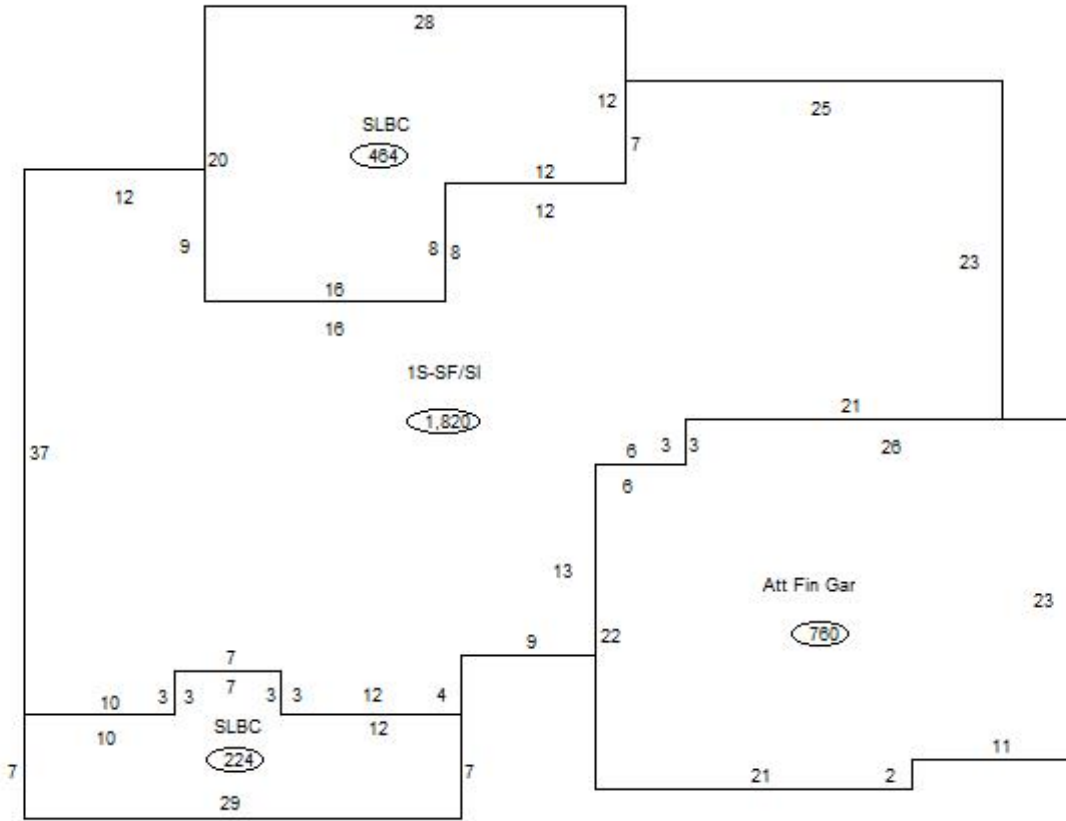
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Sketch Image

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### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1                          | R    | 1    | Slab       | 13    | 1S-SF/SI      | 1,820     | 1.000      | 1,820      |
| 2                          | G    | 5    |            | 13    | Att Fin Gar   | 760       | 1.000      | 760        |
| 3                          | M    | PRCH |            | 13    | SLBC          | 464       | 1.000      | 464        |
| 4                          | M    | PRCH |            | 13    | SLBC          | 224       | 1.000      | 224        |
| <b>Total Building Area</b> |      |      |            |       |               | 1,820     |            | 1,820      |



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### Outbuildings/Site Improvements

| Building Image   | Code                     | Description        | Dimensions            | Floor      | Roofing                        | Total Units |
|--|--------------------------|--------------------|-----------------------|------------|--------------------------------|-------------|
|  | UTIL                     | Utility Building   | 40x30x0               |            |                                | 1,200       |
|  | Qual                     | 3                  | Cond 3                | Year 2020  | Eff Age 5                      |             |
|  | <b>Valuation Summary</b> |                    | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (9% Phys/ % Func)</b>  |             |
| Base Cost (33.14 x 1,200)  |                          | 39,768             |                       | 39,768     | 3,579                          | 36,189      |
|  | LNT0                     | LEAN TO - ATTACHED | 40x10x8               | Concrete   | Formed Metal                   | 400         |
|  | Qual                     | 3                  | Cond 3                | Year 2020  | Eff Age 5                      |             |
|  | <b>Valuation Summary</b> |                    | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (31% Phys/ % Func)</b> |             |
| Base Cost (14.52 x 400)  |                          | 5,808              |                       | 5,808      | 1,800                          | 4,008       |
|  | SHDS                     | Shed - Small       | 16x10x8               | Plank      | Composition Shingle            | 160         |
|  | Qual                     | 5                  | Cond 5                | Year 2020  | Eff Age 3                      |             |
|  | <b>Valuation Summary</b> |                    | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (14% Phys/ % Func)</b> |             |
| Base Cost (28.52 x 160)  |                          | 4,563              |                       | 4,563      | 639                            | 3,924       |



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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  |          |          | 2.000  | 54       | 54       | 108       | 108          |
| HC                    | HECTOR STONY SANDY LOAM   | TMBR     | 20  |          |          | 2.000  | 36       | 36       | 72        | 72           |
| LKC                   | LINKER FINE SANDY LOAM 3- | TMBR     | 51  |          |          | 10.000 | 92       | 92       | 918       | 918          |
| LKC                   | LINKER FINE SANDY LOAM 3- | TMBR     | 51  |          |          | 5.510  | 92       | 92       | 506       | 506          |
| <b>TMBR Totals</b>    |                           |          |     |          |          | 19.510 |          |          | 1,604     | 1,604        |
| BR                    | BREAKS-ALLUVIAL LAND COMP | NTV PST  | 30  |          |          | 1.000  | 72       | 72       | 72        | 72           |
| LKC                   | LINKER FINE SANDY LOAM 3- | NTV PST  | 51  |          |          | 1.000  | 122      | 122      | 122       | 122          |
| <b>NTV PST Totals</b> |                           |          |     |          |          | 2.000  |          |          | 194       | 194          |
| <b>Total Agland</b>   |                           |          |     |          |          | 21.510 |          |          | 1,798     | 1,798        |