



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 10:00:13  
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Assessment Data					Primary Image																																																																				
<b>Account</b> 660103222 <b>Parcel ID</b> 20N16E-35-2-00000-002-0000 <b>Cadastral ID</b> 35-20-16-00212 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 347292 HAIL, ROWDY ALLEN & HAILEY  30155 S 4170 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 30155 S 4170 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 4.02 - Acres <b>Sec/Twn/Rng</b> 35 / 20 / 16 / 2 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S005 - INOLA SCHOOLS					<p>660103222_001.JPG 1/6/2026</p>																																																																				
<b>Legal Description</b> Lat/Long: 36.17403421 -95.58075389																																																																									
TR COMM NW/C SEC; S01.1520E 910' TO POB; N88.4436E 500'; S01 1524E 370'; N88.4436E 400'; N01.1524W 400'; S88.4436W 900'; S01 1520E 30' TO POB.					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																											
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Lot Data	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>	 <p>660103222_001.JPG 1/6/2026</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4.5 - Good
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	60% Frame, Siding, Wood 40% Veneer, Masonry
<b>Base/Total Area</b>	2,452 / 3,204
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,452
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	5 / 3.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	950 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2025 / 1

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	102.13	<b>Total Misc Impr</b>	+ 31,106	<b>Roofing Adj</b>	+ 4.76	<b>Garage Cost</b>	+ 57,637
<b>Subfloor Adj</b>	+ -3.52	<b>Total RCN</b>	= 500,649	<b>Heat/Cool Adj</b>	+ 17.38	<b>Depreciation ( 1%)</b>	- 5,006
<b>Plumbing Adj</b>	+ 7.81	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 495,643
<b>Adj Base Cost</b>	= 128.56	<b>Lot Value</b>	+ 495,643	<b>Total Area</b>	x 3,204	<b>Indicated Value</b>	= 495,643
		<b>Value Per SqFt</b>	154.70	<b>Adjusted Cost</b>	= 411,906		

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation	
<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	495,643
<b>Lot Value</b>	
<b>Indicated Value</b>	495,643
<b>Agland Value</b>	494
<b>Site Improvements</b>	
<b>Total Value</b>	991,780

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	187561	25x6		150	35.99		5,399
PRCH	Porch	187562	16x4		64	36.44		2,332
PATC	Patio - Covered	187563	23x15		345	20.30		7,004
FPPF	Fireplace - Prefabricated			1 2025	1	7,141.75		7,142
ODFP	Outdoor Fireplace/Firepit			1 2025	1	4,987.18		4,987
GENR	Generator - Residential Standby			1 2025	1	4,242.00		4,242



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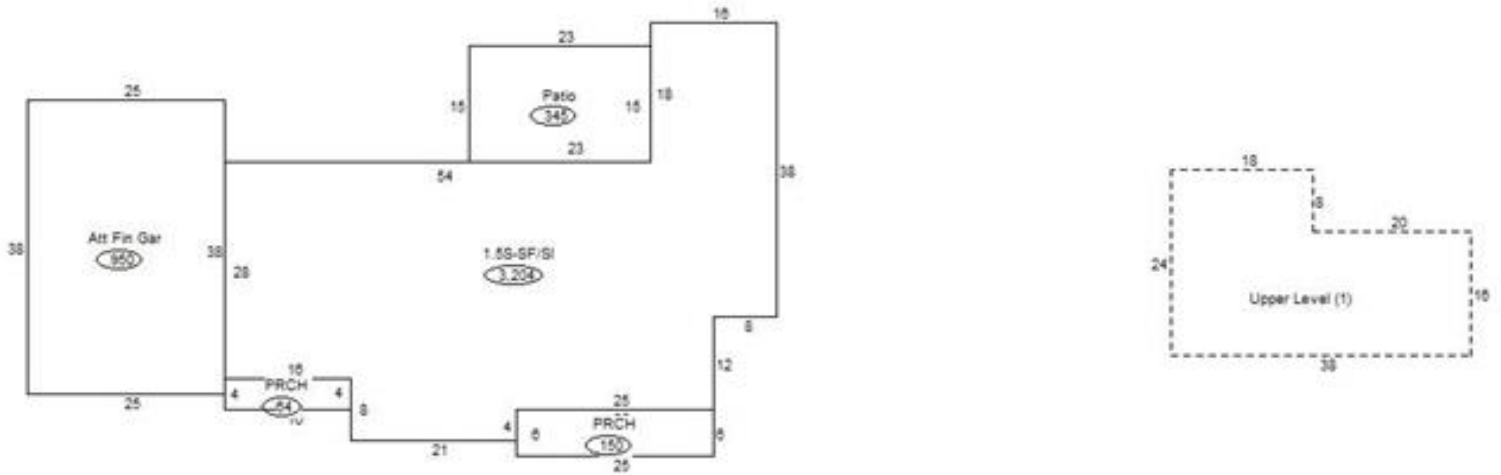
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### Sketch Image

660103222



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,452	1.307	3,204
2	U	^UL		20	Upper Level (1)	752	1.000	752
3	G	5		20	Att Fin Gar	950	1.000	950
4	M	PRCH		20	PRCH	150	1.000	150
5	M	PRCH		20	PRCH	64	1.000	64
6	M	PATC		20	Patio	345	1.000	345
<b>Total Building Area</b>						2,452		3,204



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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			1.717	0	54	0	0
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			.922	84	84	77	77
TAA	TALOKA SILT LOAM 0-1% SLO	TMBR	84			.009	151	151	1	1
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			1.372	235	235	323	323
<b>IMP PST Totals</b>						4.020			401	401
<b>Total Agland</b>						4.020			401	401