



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	660103675																																																																
Parcel ID	20N16E-25-1-00000-001-0002																																																																
Cadastral ID	25-20-16-00121																																																																
Property Type	REAL - Real Property																																																																
Property Class	RA	VI Area	3																																																														
Tax Area	2 - INOLA RURAL																																																																
Name ID	330153																																																																
BODINE, TIMOTHY & LINDA REVOCABLE TRUST																																																																	
29218 S 4190 RD INOLA OK 74036-0000																																																																	
Parcel Location Situs 29218 S 4190 RD Subdivision Lot/Block / Parcel Size 1.76 - Acres Sec/Twn/Rng 25 / 20 / 16 / 1 Neighborhood 2016 - UNPLATTED LAND School District S005 - INOLA SCHOOLS																																																																	
Legal Description Lat/Long: 36.18814317 -95.54993886					Building Permits <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>R20</td> <td>R22- NEW 911 ADDRESS</td> <td>02/2020</td> <td>05/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R22- NEW 911 ADDRESS	02/2020	05/2021																																															
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Lot Data	
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	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	1,890 / 1,890
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,890
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	884 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	2021 / 4

660103675_001.JPG 11/6/2025

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	102.85	Total Misc Impr	+ 41,811
Roofing Adj	+ 5.16	Garage Cost	+ 41,230
Subfloor Adj	+ -3.31	Total RCN	= 330,631
Heat/Cool Adj	+ 14.47	Depreciation (4%)	- 13,225
Plumbing Adj	+ 11.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 317,406
Adj Base Cost	= 131.00	Lot Value	+ 317,406
Total Area	x 1,890	Indicated Value	= 317,406
Adjusted Cost	= 247,590	Value Per SqFt	167.94

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	317,406		
Lot Value			
Indicated Value	317,406	167.94	Per SqFt
Agland Value	289		
Site Improvements	48,478		
Total Value	366,173	193.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150298	776		776	27.17		21,084
EPKS	Enclosed Porch - Kneewall Screen	150299	38x12		456	30.93		14,104
PRCH	Slab Porch - Covered	150300	17x8		136	29.06		3,952
PATO	Slab Porch - Open	150301	20x12		240	11.13		2,671



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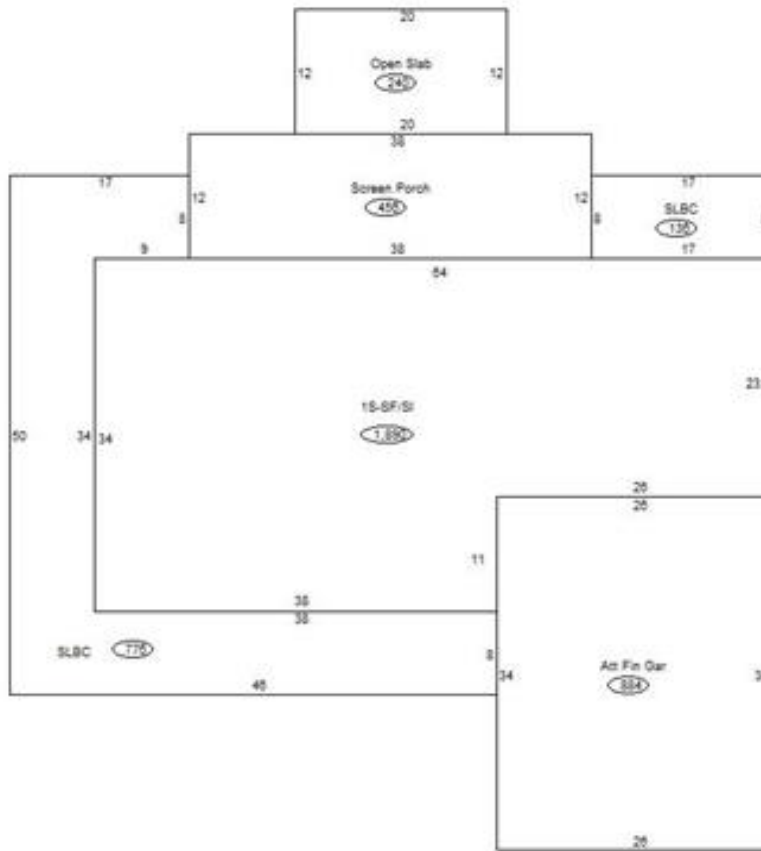
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Sketch Image

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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	1,890	1.000	1,890
2	G	5		13	Att Fin Gar	884	1.000	884
3	M	PRCH		13	SLBC	776	1.000	776
4	M	EPKS		13	Screen Porch	456	1.000	456
5	M	PRCH		13	SLBC	136	1.000	136
6	M	PATO		13	Open Slab	240	1.000	240
Total Building Area						1,890		1,890



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	50x30x10	Concrete	Formed Metal	1,500
	Qual 4	Cond 4	Year 2021	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (34.02 x 1,500)		51,030	51,030	2,552		48,478



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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
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			.260	143	143	37	37
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			1.500	168	168	252	252
IMP PST Totals						1.760			289	289
Total Agland						1.760			289	289