



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	660103676																																																
Parcel ID	20N16E-25-1-00000-002-0002																																																
Cadastral ID	25-20-16-00122																																																
Property Type	REAL - Real Property																																																
Property Class	RA	VI Area	3																																														
Tax Area	2 - INOLA RURAL																																																
Name ID	348290																																																
FORD, CHRISTOPHER KYLE & BODINE-FORD, VICTORIA J																																																	
29234 S 4190 RD INOLA OK 74036-0000																																																	
Parcel Location																																																	
Situs	29234 S 4190 RD																																																
Subdivision																																																	
Lot/Block	/	Parcel Size	6.29 - Acres																																														
Sec/Twn/Rng	25 / 20 / 16 / 1																																																
Neighborhood	2016 - UNPLATTED LAND																																																
School District	S005 - INOLA SCHOOLS																																																
Legal Description Lat/Long: 36.18814151 -95.54928959																																																	
Building Permits																																																	
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Assessment History																																																	
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																										
2025	2025-660103676	FORD, CHRISTOPHER KYLE &	2	269,797	1000	26,375	2,112.00																																										
2024	2024-660103676	FORD, KYLE &	2	279,065	1000	25,500	2,050.00																																										
2023	2023-660103676	FORD, KYLE &	2	232,326	1000	21,685	1,747.00																																										
2022	2022-660103676	FORD, KYLE &	2	232,474	1000	21,024	1,705.00																																										
2021	2021-660103676	FORD, KYLE &	2	194,393	1000	20,383	1,633.00																																										
2020	2020-660103676	FORD, KYLE &	2	113	0	12	1.00																																										



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Lot Data - Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	
Lot Size	
Lot Count	0
Units Buildable	0
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,972 / 1,972
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,972
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2020 / 5

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	88.20	Total Misc Impr	+ 23,356				
Roofing Adj	+ 4.77	Garage Cost	+ 19,171				
Subfloor Adj	+ -1.08	Total RCN	= 264,061				
Heat/Cool Adj	+ 11.47	Depreciation (5%)	- 13,203				
Plumbing Adj	+ 8.98	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 250,858				
Adj Base Cost	= 112.34	Lot Value	+				
Total Area	x 1,972	Indicated Value	= 250,858				
Adjusted Cost	= 221,534	Value Per SqFt	127.21				

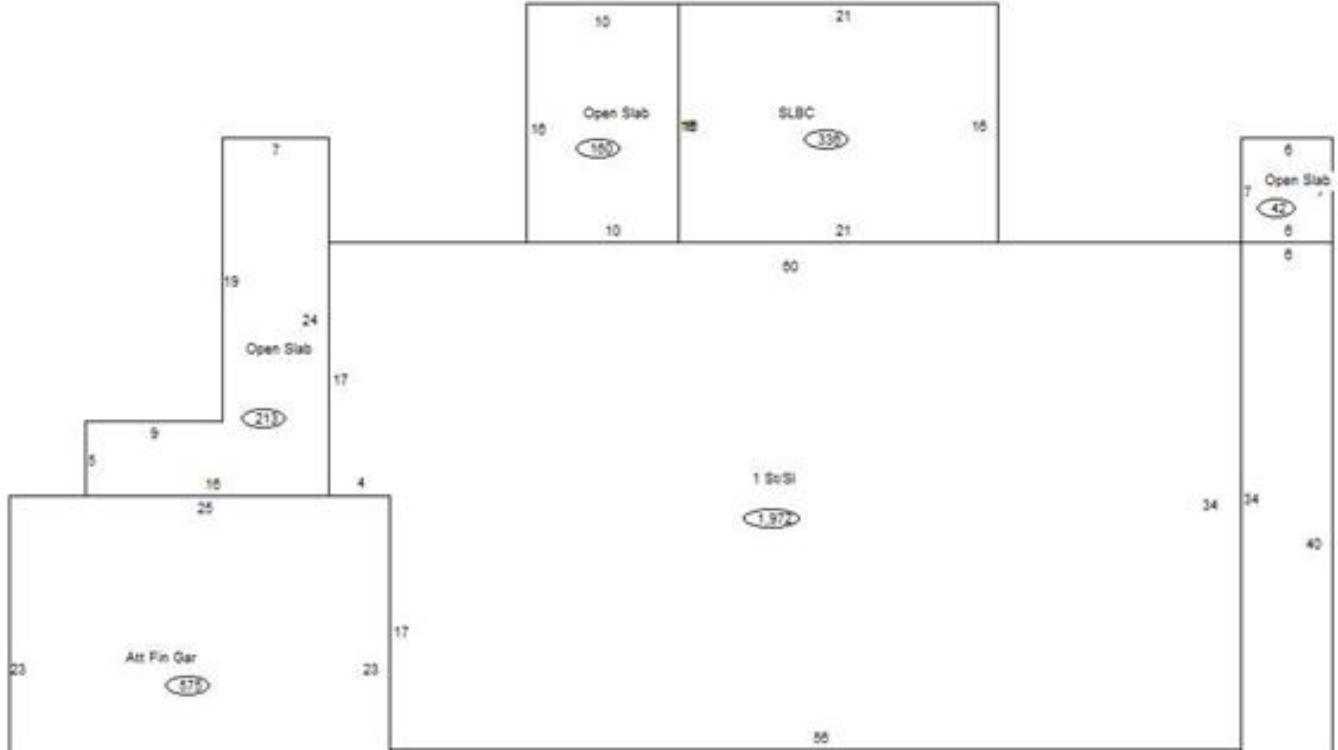
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	250,858		
Lot Value			
Indicated Value	250,858	127.21	Per SqFt
Agland Value	812		
Site Improvements	78,160		
Total Value	329,830	167.26	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	149062	576		576	22.62		13,029
PATO	SLAB PORCH - OPEN	149064	213		213	9.78		2,083
PATO	SLAB PORCH - OPEN	149065	7x6		42	10.86		456
PRCH	SLAB PORCH - COVERED	149066	21x16		336	23.18		7,788
SLBO		149067	16x10		160	0.00		



Sketch Image

660103676



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,972	1.000	1,972
2	M	PRCH		10	SLBC	576	1.000	576
3	G	5		10	Att Fin Gar	575	1.000	575
4	M	PATO		10	Open Slab	213	1.000	213
5	M	PATO		10	Open Slab	42	1.000	42
6	M	PRCH		10	SLBC	336	1.000	336
7	M	SLBO		10	Open Slab	160	1.000	160
Total Building Area						1,972		1,972



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	22x30x10	Concrete	Formed Metal	660
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
	Base Cost (31.86 x 660)		21,028	21,028	631	20,397
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		618
	Qual	4	Cond 4	Year 2023	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (55.62 x 618)		34,373	34,373	3,437	30,936
	UTIL	Utility Building	24x36x10	Concrete	Formed Metal	864
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (31.86 x 864)		27,527	27,527	1,376	26,151
	LNT0	Lean To - Attached	10x6x8	Concrete	Formed Metal	60
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (13.91 x 60)		835	835	159	676



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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			1.660	143	143	237	237
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			1.000	84	84	84	84
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			2.150	84	84	181	181
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			.310	224	224	69	69
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.170	168	168	29	29
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.220	168	168	37	37
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			.070	224	224	16	16
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			.710	224	224	159	159
IMP PST Totals						6.290			812	812
Total Agland						6.290			812	812