



# 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	660104125													
Parcel ID	20N16E-27-1-00000-001-0000													
Cadastral ID	27-20-16-00131													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	326817													
DAVIS, FRED & TAMI														
127 A ST NW INOLA OK 74036-0000														
Parcel Location														
Situs	29180 S 4170 RD													
Subdivision														
Lot/Block	/	Parcel Size	18.84 - Acres											
Sec/Twn/Rng	27 / 20 / 16 / 1													
Neighborhood	2016 - UNPLATTED LAND													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.18649124 -95.58773829														
S2 N2 SW NE & S2 N2 SE NE LESS E 168.30' S 300.04' S2 N2 SE NE														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	THACKER, ANCEL COY & CAROLYN J	01/07/2020	0	4					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax					
Remove Cap	1999	Land Value	2,306	2,306	11%	254	Assessed	36,542	2,925.55					
Year Frozen		Improvements	485,172	329,896		36,288	Penalty	0						
Uncapped Value	253,170	Mobile Home	0	0		0	Exemption	1,000	-81.00					
TIF Project ID	0	Total Value	487,478	332,202		36,542	Total Taxable	35,542	2,845.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660104125	DAVIS, FRED & TAMI			2	85,346	1000	7,441	596.00					
2024	2024-660104125	DAVIS, FRED & TAMI			2	82,778	1000	7,194	578.00					
2023	2023-660104125	DAVIS, FRED & TAMI			2	77,095	1000	6,956	560.00					
2022	2022-660104125	DAVIS, FRED & TAMI			2	77,095	1000	6,725	545.00					
2021	2021-660104125	DAVIS, FRED & TAMI			2	74,961	1000	6,499	521.00					
2020	2020-660104125	DAVIS, FRED & TAMI			2	74,526	0	7,281	588.00					




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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>660104125 11/05/25</p> <p>660104125_001.JPG 11/6/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Stone
Base/Total Area	3,498 / 3,498
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,498
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	644 Carport - Gable Roof 2 Stalls
Remodel	REVITALIZE -
Year/Eff Age	2000 / 4

### 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	459,069		
Lot Value			
Indicated Value	459,069	131.24	Per SqFt
Agland Value	2,306		
Site Improvements	26,103		
Total Value	487,478	139.36	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	97.46	Total Misc Impr	+	37,016
Roofing Adj	+ 5.26	Garage Cost	+	10,542
Subfloor Adj	+ -4.11	Total RCN	=	478,197
Heat/Cool Adj	+ 16.31	Depreciation ( 4%)	-	19,128
Plumbing Adj	+ 8.19	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	459,069
Adj Base Cost	= 123.11	Lot Value	+	
Total Area	x 3,498	Indicated Value	=	459,069
Adjusted Cost	= 430,639	Value Per SqFt		131.24

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	84771	14x12		168	32.45		5,452
PRCH	Porch	180234	12x5		60	33.00		1,980
PRCH	Porch	180235	616		616	30.95		19,065
PATO	Patio - Open	180236	34x17		578	10.78		6,231
PRCH	Porch	180237	10x6		60	33.00		1,980
PRCH	Porch	180238	14x5		70	32.97		2,308

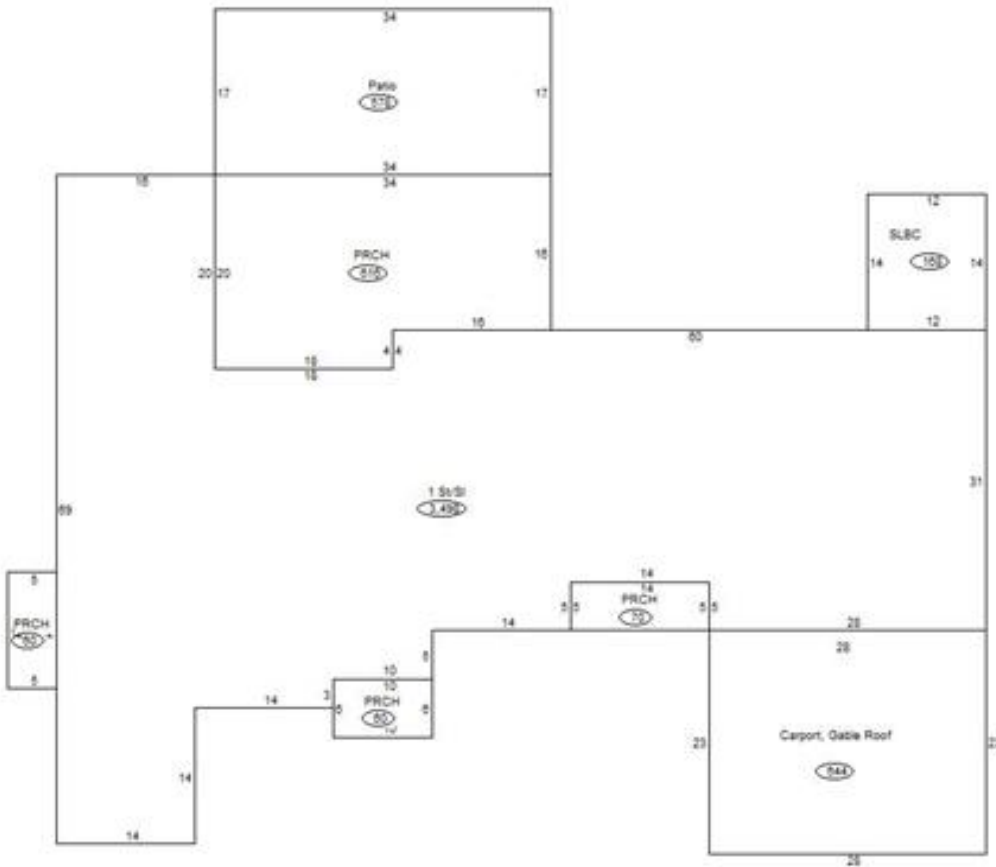


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Sketch Image

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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	1 St/SI	3,498	1.000	3,498
2	G	3		13	Carport, Gable Roof	644	1.000	644
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PRCH		13	PRCH	60	1.000	60
5	M	PRCH		13	PRCH	616	1.000	616
6	M	PATO		13	Patio	578	1.000	578
7	M	PRCH		13	PRCH	60	1.000	60
8	M	PRCH		13	PRCH	70	1.000	70
<b>Total Building Area</b>						<b>3,498</b>		<b>3,498</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x12x8	Plank	Formed Metal	240
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.62 x 240)		5,429	5,429	760	4,669
	BNGP	Barn - General Purpose	38x24x10	Dirt	Formed Metal	912
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.54 x 912)		20,556	20,556	3,083	17,473
	LNT0	Lean To - Attached	38x24x8	Dirt	Formed Metal	912
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.62 x 912)		6,949	6,949	2,988	3,961



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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			9.500	54	54	513	513
<b>TMBR Totals</b>						9.500			513	513
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			9.340	192	192	1,793	1,793
<b>NTV PST Totals</b>						9.340			1,793	1,793
<b>Total Agland</b>						18.840			2,306	2,306