



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	660104905				<p>660104905_001.JPG 12/8/2025</p>									
Parcel ID	19N17E-24-4-00000-001-0000													
Cadastral ID	24-19-17-00610													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	333123													
ROSS, MARK AARON & FELICIA LANAE														
34956 S 4250 RD INOLA OK 74036-0000														
Parcel Location														
Situs	34956 S 4250 RD													
Subdivision														
Lot/Block	/	Parcel Size	20 - Acres											
Sec/Twn/Rng	24 / 19 / 17 / 4													
Neighborhood	1917 - UNPLATTED													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.10690368 -95.44122332														
TR DESC COMM SE/C SEC; N01.3003W 355' TO POB; N01.3003W 1210'; S88.2957W 720'; S01.3003E 1210'; N88.2957E 720' TO POB.														
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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	DIEM, HARVEY S JR	11/20/2020	290,000	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2021	Land Value	4,480	4,480	11%	493	Assessed	18,342 1,468.46						
Year Frozen		Improvements	223,238	162,262		17,849	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -80.00						
TIF Project ID	0	Total Value	227,718	166,742		18,342	Total Taxable	17,342 1,388.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660104905	ROSS, MARK AARON & FELICIA LANAE	2	161,886	0	17,808	1,426.00							
2024	2024-660104905	ROSS, MARK AARON & FELICIA LANAE	2	173,228	0	19,056	1,532.00							
2023	2023-660104905	ROSS, MARK AARON & FELICIA LANAE	2	184,162	0	20,258	1,632.00							
2022	2022-660104905	ROSS, MARK AARON & FELICIA LANAE	2	184,154	0	20,257	1,643.00							
2021	2021-660104905	ROSS, MARK AARON & FELICIA LANAE	2	186,663	0	20,533	1,645.00							



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

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,646 / 2,646
Style	100% One Story
HVAC	75% Warmed & Cooled Air 25% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	700 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1963 / 38

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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	95.96	Total Misc Impr	+ 14,535				
Roofing Adj	+ 4.06	Garage Cost	+ 22,610				
Subfloor Adj	+ 1.06	Total RCN	= 356,094				
Heat/Cool Adj	+ 12.31	Depreciation (47%)	- 167,364				
Plumbing Adj	+ 7.15	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 188,730				
Adj Base Cost	= 120.54	Lot Value	+ 188,730				
Total Area	x 2,646	Indicated Value	= 188,730				
Adjusted Cost	= 318,949	Value Per SqFt	71.33				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	188,730		
Lot Value			
Indicated Value	188,730	71.33	Per SqFt
Agland Value	4,480		
Site Improvements	34,508		
Total Value	227,718	86.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	5,095.98		5,096
PRCH	Porch	193255		112	112	23.91		2,678
PATO	Patio - Open	193256	30x12		360	8.24		2,966
PRCH	Porch	193257	20x8		160	23.72		3,795



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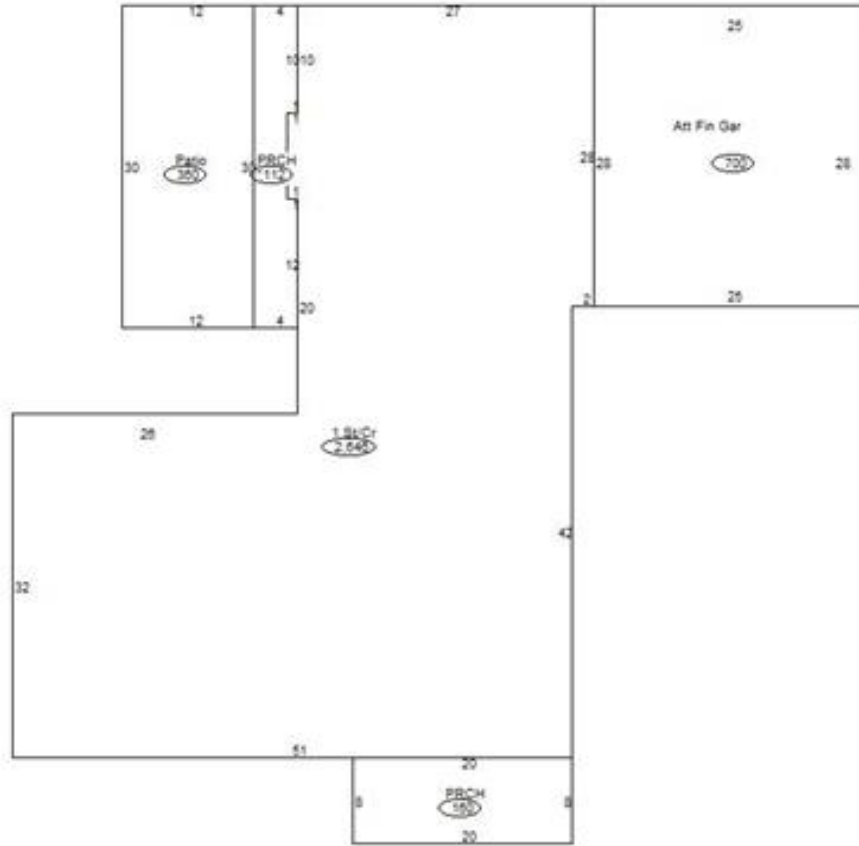
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,646	1.000	2,646
2	G	5		13	Att Fin Gar	700	1.000	700
3	M	PRCH		13	PRCH	112	1.000	112
4	M	PATO		13	Patio	360	1.000	360
5	M	PRCH		13	PRCH	160	1.000	160
Total Building Area						2,646		2,646



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x70x8	Concrete	Galvanized Metal	1,680
	Qual	3.5	Cond 2.5	Year 1990	Eff Age 32	
	Valuation Summary Base Cost (29.73 x 1,680) 49,946		Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD
	EQSL	Equipment Shelter	76x26x12	Dirt	Galvanized Metal	1,976
	Qual	3	Cond 2.5	Year 1985	Eff Age 36	
	Valuation Summary Base Cost (18.02 x 1,976) 35,608		Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD



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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
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			20.000	224	224	4,480	4,480
IMP PST Totals						20.000			4,480	4,480
Total Agland						20.000			4,480	4,480