



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 660106629 Parcel ID 19N17E-04-1-00000-002-0000 Cadastral ID 04-19-17-01621 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 337581 BORLAK, SAVELIY & YELENA 4451 S 241ST E AVE BROKEN ARROW OK 74014-0000 Parcel Location Situs 18250 E 590 RD Subdivision Lot/Block / Parcel Size 3.37 - Acres Sec/Twn/Rng 4 / 19 / 17 / 1 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					 <p>660106629_002.JPG 11/14/2025</p>																																																	
Legal Description Lat/Long: 36.16084953 -95.50104964 ALL THAT PT GOVT LOT 2 LYING S OF OLD HWY 33 LESS E 469.32' THEREOF.																																																						
Exemptions					Building Permits																																																	
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Lot Data	Square-Foot - NBHD 1917 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 3.0973 Topography Street Access Utilities Amenities LAND QUALITY 5 FLOOD ZONE Method Square-Foot Base Lot Value 134,918.00 x .47 = 63,798 Factor Value -15,949 Adjustments 0.9825 Lot Value 47,012		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,982 / 1,982
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,982
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2022 / 3

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 313,846 158.35 Per SqFt

Direct Comparables
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	102.74	Total Misc Impr	+ 9,718	Roofing Adj	+ 4.71	Garage Cost	+ 18,168
Subfloor Adj	+ -2.20	Total RCN	= 281,067	Heat/Cool Adj	+ 12.64	Depreciation (3%)	- 8,432
Plumbing Adj	+ 9.85	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 272,635
Adj Base Cost	= 127.74	Lot Value	+ 47,012	Total Area	x 1,982	Indicated Value	= 319,647
		Value Per SqFt	161.27	Adjusted Cost	= 253,181		

Value Reconciliation
Selected Approach Cost Approach Improvements 272,635 Lot Value 47,012 Indicated Value 319,647 161.27 Per SqFt Agland Value Site Improvements 40,298 Total Value 359,945 181.61 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155713	7x6		42	26.80		1,126
PRCH	Slab Porch - Covered	155714	14x8		112	26.58		2,977
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



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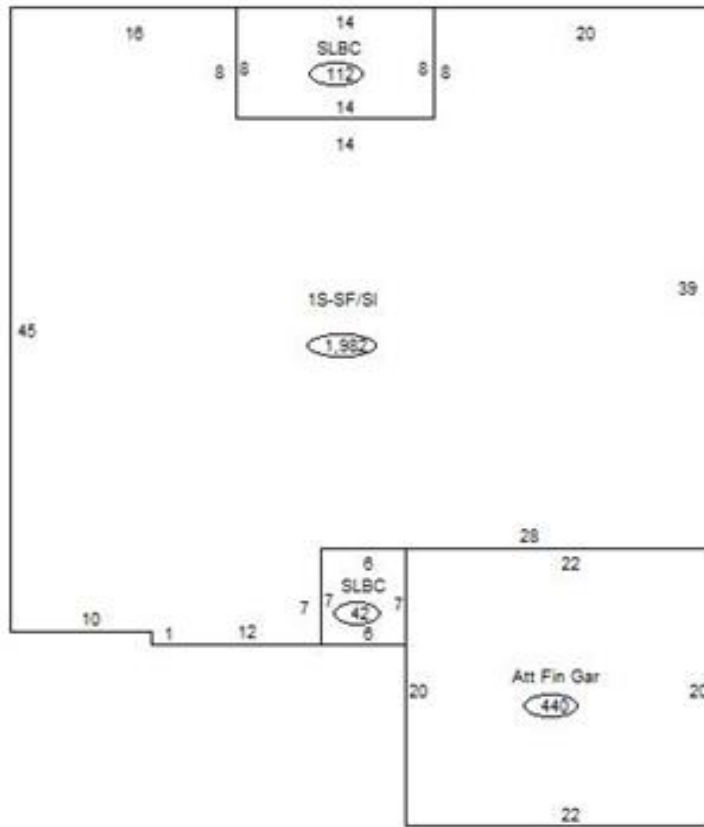
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Sketch Image

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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	1,982	1.000	1,982
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	112	1.000	112
Total Building Area						1,982		1,982



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	26x40x10	Concrete	Formed Metal	1,040
	Qual	3	Cond 3	Year	2022	Eff Age 3
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	
Base Cost (31.65 x 1,040)		32,916		32,916	1,646	31,270
	LNT0	Lean To - Attached	8x40x8	Concrete	Formed Metal	320
	Qual	3	Cond 3	Year	2022	Eff Age 3
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	
Base Cost (14.52 x 320)		4,646		4,646	883	3,763
	LNT0	Lean To - Attached	10x40x10	Concrete	Formed Metal	400
	Qual	3	Cond 3	Year	2022	Eff Age 3
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	
Base Cost (13.12 x 400)		5,248		5,248	997	4,251
	GZBO	Gazebo	6x8x6	Base	Composition Shingle	48
	Qual	1	Cond 2	Year	2022	Eff Age 4
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	
Base Cost (26.76 x 48)		1,284		1,284	270	1,014