



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 660107209 Parcel ID 19N17E-01-1-00000-002-0000 Cadastral ID 01-19-17-00720 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 346873 ROYAL, CALEB NOLAN & MIKAYLA ANNE 31230 S 4250 RD INOLA OK 74036-0000 Parcel Location Situs 31230 S 4250 RD Subdivision Lot/Block / Parcel Size 1.94 - Acres Sec/Twn/Rng 1 / 19 / 17 / 1 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-11-8\IMG_0001.JPG 11/8/2023</p>																																																																										
Legal Description Lat/Long: 36.15850417 -95.44076885 TR DESC 2022-014412 AS COMM SE/C NE; B01.3256W 1138.74' TO POB; N01.3256W 183.88'; S88.2253W 459.50'; S01.3256E 183.78'; N88 2335E 459.50' TO POB.																																																																															
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Lot Data		Square-Foot - NBHD 1917 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.9448	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	FLOOD ZONE	
Method	Square-Foot	
Base Lot Value	84,716.00 x .66 = 55,546	
Factor Value		
Adjustments	2.0195	
Lot Value	112,175	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,374 / 1,374
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,374
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	194,342
Lot Value	112,175
Indicated Value	306,517
Agland Value	223.08 Per SqFt
Site Improvements	
Total Value	306,517 223.08 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	107.37	Total Misc Impr	+	4,742
Roofing Adj	+ 4.62	Garage Cost	+	15,166
Subfloor Adj	+ -1.22	Total RCN	=	198,308
Heat/Cool Adj	+ 11.47	Depreciation (2%)	-	3,966
Plumbing Adj	+ 7.60	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	194,342
Adj Base Cost	= 129.84	Lot Value	+	112,175
Total Area	x 1,374	Indicated Value	=	306,517
Adjusted Cost	= 178,400	Value Per SqFt		223.08

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158566	15x6		90	23.99		2,159
PRCH	Slab Porch - Covered	158567	18x6		108	23.92		2,583



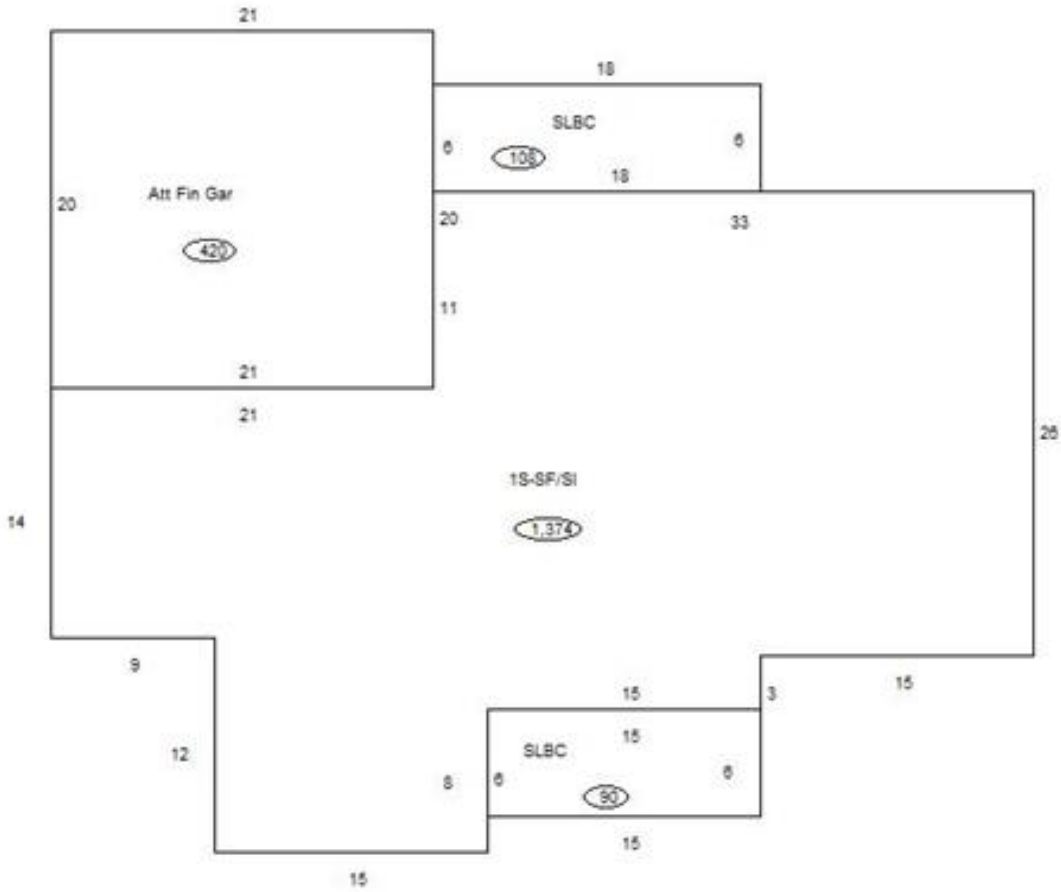
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		10	Att Fin Gar	420	1.000	420
2	M	PRCH		10	SLBC	90	1.000	90
3	M	PRCH		10	SLBC	108	1.000	108
4	R	1	Slab	10	1S-SF/SI	1,374	1.000	1,374
Total Building Area						1,374		1,374



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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
							0	0	0	0
Totals						0.000			0	0
Total Agland						0.000			0	0