



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	660107396				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0526\IMG_0033. 5/28/2021</p>				
Parcel ID	19N17E-03-1-00000-003-0000								
Cadastral ID	03-19-17-00230								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	339773								
FORBUS, CHRISTINA & CANTRELL, BRYAN									
31404 S 4230 RD INOLA OK 74036-0000									
Parcel Location									
Situs	31404 S 4130 RD								
Subdivision									
Lot/Block	/	Parcel Size	10.03 - Acres						
Sec/Twn/Rng	3 / 19 / 17 / 1								
Neighborhood	1917 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.15788077 -95.47691294									
TR DESC 2022-015929 AS BEG NE/C E2 SE NE; S00.0604W 697.33'; N82.5855W 666.36'; N00.1103E 623.13'; S89.2226E 660.63' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
S22	S23 SPLIT	10/2022	12/2023						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	COX, CAROLYN L	09/21/2022	436,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2023	Land Value	2,197	2,197	11%	242	Assessed	21,734 1,740.02	
Year Frozen		Improvements	251,003	195,379		21,492	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -80.00	
TIF Project ID	0	Total Value	253,200	197,576		21,734	Total Taxable	20,734 1,660.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107396	FORBUS, CHRISTINA &	2	202,512	1000	20,100	1,609.00		
2024	2024-660107396	FORBUS, CHRISTINA &	2	213,164	1000	19,486	1,567.00		
2023	2023-660107396	FORBUS, CHRISTINA &	2	180,811	1000	18,890	1,521.00		
2022	2022-660107396	FORBUS, CHRISTINA &	2	180,811	1000	15,837	1,285.00		



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

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	2,252 / 2,252
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,252
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	537 Attached Garage - Finished
Remodel	
Year/Eff Age	1982 / 33

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	104.82	Total Misc Impr	+ 16,422				
Roofing Adj	+ 4.58	Garage Cost	+ 21,120				
Subfloor Adj	+ -2.19	Total RCN	= 326,969				
Heat/Cool Adj	+ 12.64	Depreciation (41%)	- 134,057				
Plumbing Adj	+ 8.67	Lump Sums	+ 9,267				
Basement Adj	+ 0.00	RCNLD	= 202,179				
Adj Base Cost	= 128.52	Lot Value	+ 202,179				
Total Area	x 2,252	Indicated Value	= 202,179				
Adjusted Cost	= 289,427	Value Per SqFt	89.78				

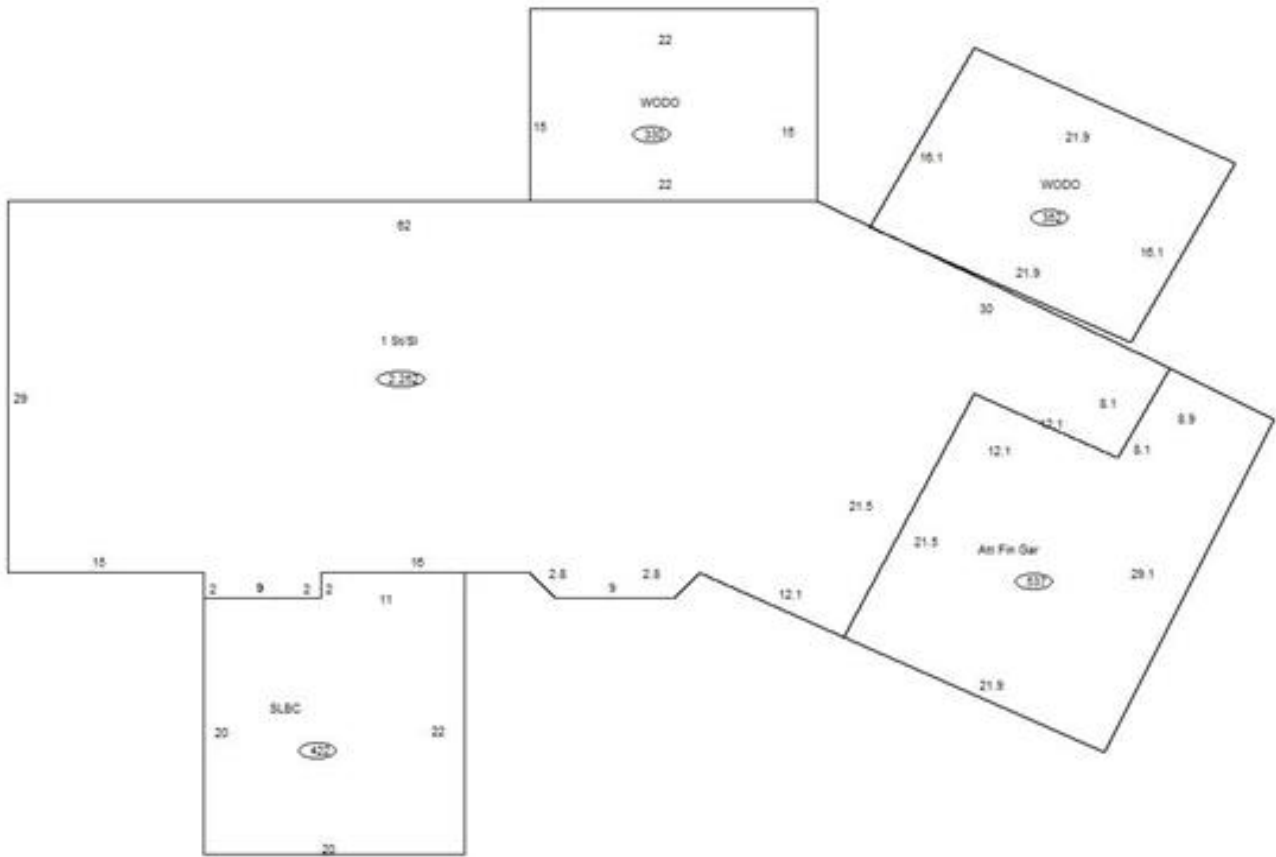
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	202,179		
Lot Value			
Indicated Value	202,179	89.78	Per SqFt
Agland Value	2,197		
Site Improvements	48,824		
Total Value	253,200	112.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
WODO	WOOD DECK - OPEN	4777	352		352	16.98	20%	4,782
WODO	WOOD DECK - OPEN	4778	22x15		330	16.99	20%	4,485
PRCH	SLAB PORCH - COVERED	4779	422		422	25.61		10,807



Sketch Image

660107396



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		10	Att Fin Gar	537	1.000	537
2	M	WODO		10	WODO	352	1.000	352
3	M	WODO		10	WODO	330	1.000	330
4	M	PRCH		10	SLBC	422	1.000	422
5	R	1	Slab	10	1 St/SI	2,252	1.000	2,252
Total Building Area						2,252		2,252



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	46x80x10	Dirt	Formed Metal	3,680
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (17.69 x 3,680)	65,099	65,099	16,275	48,824



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.500	168	168	84	84
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			5.030	224	224	1,127	1,127
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			2.500	224	224	560	560
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			1.000	213	213	213	213
WSA	WOODSON AND SUMMIT SOILS	IMP PST	76			1.000	213	213	213	213
IMP PST Totals						10.030			2,197	2,197
Total Agland						10.030			2,197	2,197