



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 660108137 Parcel ID 000000-00-0-00642-001-0005 Cadastral ID 31-20-17-04041 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 345348 COMTOIS, ANGEL V & ALBERT LEE ROGERS 16155 E RANCHETTE RD UNIT A INOLA OK 74036-0000 Parcel Location Situs 16155 RANCHETTE RD UNIT A Subdivision R & R ESTATES Lot/Block 0005 / 0001 Parcel Size .4 - Lots Sec/Twn/Rng 31 / 20 / 17 / 5 Neighborhood 1093 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS																																																																					
Legal Description Lat/Long: 36.17193394 -95.54448023 TR DESC 2023-007399 AS BEG SE/C LOT 5 BLOCK 1 R&R ESTATES; N01.1502W 232.97'; S88.2005W 174.39'; S01.1225E 2321.91'; N88 4058E 174.56' TO POB.																																																																					
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>S23</td> <td>S24 SPLIT</td> <td>07/2023</td> <td>12/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	S23	S24 SPLIT	07/2023	12/2023																																									
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Lot Data		Square-Foot - NBHD 1093 #1		Primary Image			
Lot Size	0	0					
Lot Count	0.4						
Units Buildable	0						
Non-Ag Acres	0.9232						
Topography							
Street Access							
Utilities							
Amenities	LAND QUALITY		0				
			0				
Method	Square-Foot						
Base Lot Value	40,212.00 x 1.15 = 46,244						
Factor Value							
Adjustments	3.1169						
Lot Value	144,138						
Residential Data				GRM Approach			
Type				GRM Code			
Condition	-			Gross Rent	0.00		
Quality	-			Indicated Value			
Architecture				Multiple Regression			
Style				MRA Code			
Exterior Wall				Adjusted R			
Base/Total Area /				Indicated Value			
Style				Direct Comparables			
HVAC				Selection Model	A Adam Test		
Roof Cover				Adjustment Model	1 2022 Residential		
Area on Slab				Comparables			
Fixture/RghIn /				Indicated Value			
Bed/F/H Bath / /				Value Reconciliation			
Basement Area				Selected Approach	Cost Approach		
Garage Type				Improvements			
Remodel				Lot Value	144,138		
Year/Eff Age /				Indicated Value	144,138	0.00	Per SqFt
				Agland Value			
				Site Improvements	354		
				Total Value	144,492	0.00	Total Value Per SqFt
Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0				
Roofing Adj	+ 0.00	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0				
Plumbing Adj	+ 0.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 0				
Adj Base Cost	= 0.00	Lot Value	+ 144,138				
Total Area	x	Indicated Value	= 144,138				
Adjusted Cost	= 0	Value Per SqFt	0.00				
Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	8x16x0			128
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 128)		545		545 191	354
	STF	STG FAIR (PORTABLE)	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					



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Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data				D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-18\IMG 8/18/2021				
Type	6 Mobile Home 40 x 22			GRM Approach				
Condition	3 - Average			GRM Code				
Quality	3 - Average			Gross Rent 0.00				
Architecture	6 MS ADJ			Indicated Value				
Style	100% Double Wide			Multiple Regression				
Exterior Wall	100% Lap			MRA Code				
Base/Total Area	880 / 880			Adusted R				
Style	100% Double Wide			Indicated Value				
HVAC	100% Warmed & Cooled Air			Direct Comparables				
Roof Cover	1 Composition Shingle			Selection Model A Adam Test				
Area on Slab	0			Adjustment Model 1 2022 Residential				
Fixture/RghIn	/			Comparables				
Bed/F/H Bath	/ /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements 15,510				
Year/Eff Age	1999 / 20			Lot Value				
Cost Approach		Manual : 01/2025		Indicated Value 15,510 17.63 Per SqFt				
Base Cost	39.49	Total Misc Impr	+	0	Agland Value			
Roofing Adj	+ 3.04	Garage Cost	+		Site Improvements			
Subfloor Adj	+ 0.00	Total RCN	=	52,395	Total Value 15,510 17.63 Total Value Per SqFt			
Heat/Cool Adj	+ 4.92	Depreciation (72%)	-	37,724				
Plumbing Adj	+ 12.09	Lump Sums	+	839				
Basement Adj	+ 0.00	RCNLD	=	15,510				
Adj Base Cost	= 59.54	Lot Value	+					
Total Area	x 880	Indicated Value	=	15,510				
Adjusted Cost	= 52,395	Value Per SqFt		17.63				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	151119	12x8		96	27.30	68%	839



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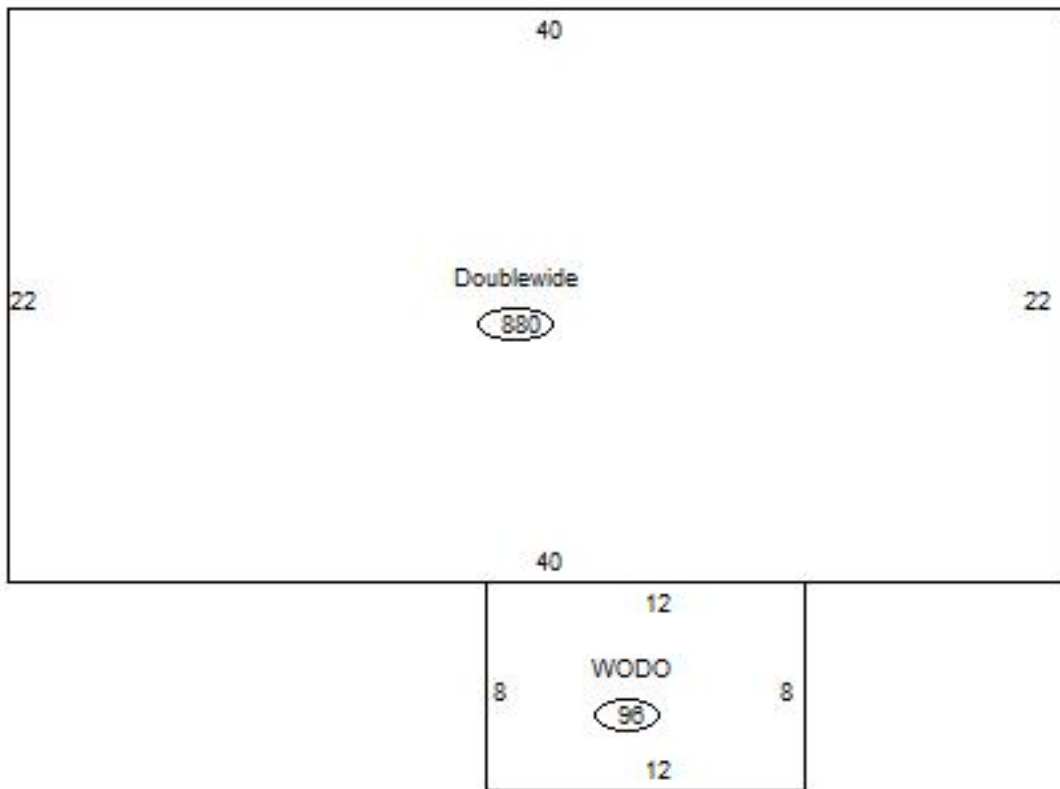
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	880	1.000	880
2	M	WODO		10	WODO	96	1.000	96
Total Building Area						880		880