



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:17:00
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Assessment Data					Primary Image																																																											
Account 660108713 Parcel ID 19N16E-04-2-00000-001-0000 Cadastral ID 04-19-16-00110 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 343469 BROWNING, KRISTIN L REVOCABLE LIVING TRUST 12898 E 590 RD INOLA OK 74036-0000 Parcel Location Situs 12898 E 590 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 4 / 19 / 16 / 2 Neighborhood 1916 - UNPLATTED School District S005 - INOLA SCHOOLS					<p>660108713_001.JPG 8/12/2025</p>																																																											
Legal Description Lat/Long: 36.16156583 -95.61099496 EAST 10 ACRES OF N2 N2 NW LYING E OF RIVER.																																																																
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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	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Plywood or Hardboard 20% Veneer, N
Base/Total Area	2,671 / 2,671
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,671
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	603 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

660108713	08/12/25
660108713_001.JPG	8/12/2025

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	103.70	Total Misc Impr	+ 37,024
Roofing Adj	+ 5.75	Garage Cost	+ 35,173
Subfloor Adj	+ -4.50	Total RCN	= 414,379
Heat/Cool Adj	+ 16.31	Depreciation (1%)	- 4,144
Plumbing Adj	+ 6.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 410,235
Adj Base Cost	= 128.11	Lot Value	+ 410,235
Total Area	x 2,671	Indicated Value	= 410,235
Adjusted Cost	= 342,182	Value Per SqFt	153.59

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	410,235		
Lot Value			
Indicated Value	410,235	153.59	Per SqFt
Agland Value	1,617		
Site Improvements			
Total Value	411,852	154.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	173056	240		240	32.13		7,711
EPKS	Enclosed Porch - Kneewall Screen	173057	22x13		286	35.36		10,113
PATC	Patio - Covered	173058	432		432	18.86		8,148
FPR1	Fireplace - Residential 1 Story		1	2025	1	7,243.87		7,244
GENR	Generator - Residential Standby		1	2025	1	3,808.00		3,808



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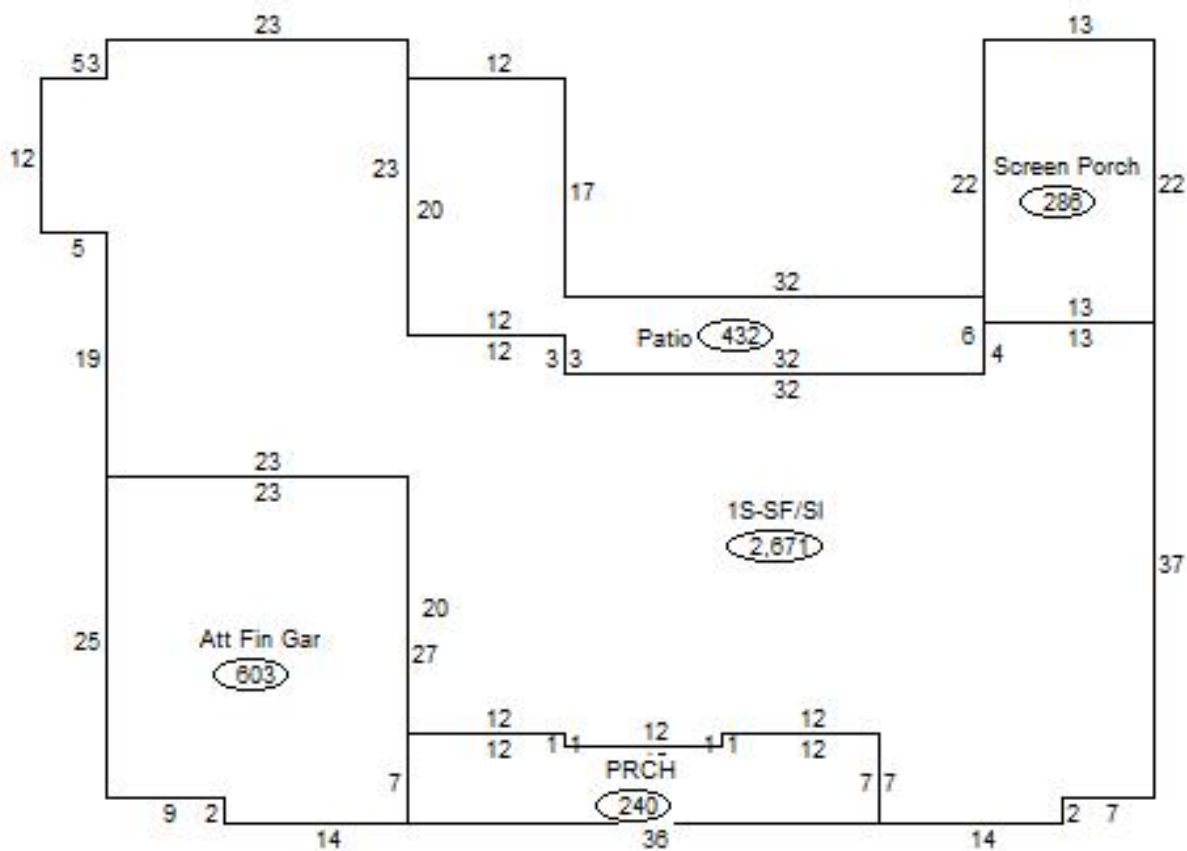
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,671	1.000	2,671
2	G	5		20	Att Fin Gar	603	1.000	603
3	M	PRCH		20	PRCH	240	1.000	240
4	M	EPKS		20	Screen Porch	286	1.000	286
5	M	PATC		20	Patio	432	1.000	432
Total Building Area						2,671		2,671



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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
CHB	CHOTEAU SILT LOAM 1-3% SL	TMBR	80			5.206	144	144	750	750
VE	VERDIGRIS CLAY LOAM	TMBR	90			1.794	162	162	291	291
TMBR Totals						7.000			1,041	1,041
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			3.000	192	192	576	576
NTV PST Totals						3.000			576	576
Total Agland						10.000			1,617	1,617