



# 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	660110209									
Parcel ID	19N17E-19-4-00000-001-0000									
Cadastral ID	19-19-17-00611									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	3							
Tax Area	2 - INOLA RURAL									
Name ID	347201									
DUNCAN, CODY & LANA										
34806 S 4198 RD										
INOLA OK 74036-0000										
<b>Parcel Location</b>										
Situs	34807 S 4198 RD									
Subdivision										
Lot/Block	/	Parcel Size	.26 - Acres							
Sec/Twn/Rng	19 / 19 / 17 / 4									
Neighborhood	1917 - UNPLATTED									
School District	S005 - INOLA SCHOOLS									
<b>Legal Description</b> Lat/Long: 36.10529381 -95.53338755				660110209_001.JPG 8/12/2025						
TR DESC 2025-006700 AS COMM SW/C SE; N88.5118E 1322.73' TO POB; N01.3625W 132.37'; S52.3452E 93.62'; N88.5118E 49.56'; S01 3625E 74'; S88.5118W 122.30' TO POB.				<b>Building Permits</b>						
				Number	Description	Opened	Closed	Amount		
				S25	S26 SPLIT	06/2025	08/2025			
<b>Exemptions</b>				<b>Sale History</b>						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	COLEMAN, JEFFREY W &	05/15/2025	6,000	20	
<b>Parcel Valuation</b>										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2026	Land Value	10,603	10,603	11%	1,166	Assessed	11,397	912.44	
Year Frozen		Improvements	93,007	93,007		10,231	Penalty	0		
Uncapped Value	93,007	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	103,610	103,610		11,397	Total Taxable	11,397	912.00	
<b>Assessment History</b>										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660110209	DUNCAN, CODY & LANA			2	6,097	0	317	25.00	



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Lot Data		Square-Foot - NBHD 1917 #1		Primary Image	
Lot Size	0	0			
Lot Count	0				
Units Buildable	0				
Non-Ag Acres	0.2545				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		1		
	FLOOD ZONE		0		
Method	Square-Foot				
Base Lot Value	11,088.00 x .85 = 9,425				
Factor Value	2,356				
Adjustments	0.9000				
Lot Value	10,603				

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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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	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	+ 10,603
Total Area	x	Indicated Value	= 10,603
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	10,603		
Indicated Value	10,603	0.00	Per SqFt
Agland Value			
Site Improvements	93,007		
Total Value	103,610	0.00	Total Value Per SqFt

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
	UTIL	Utility Building	92x42x16	Concrete	Formed Metal	3,000
	Qual	4	Cond 3	Year 2025	Eff Age 1	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (1% Phys/ % Func)</b>	
	Base Cost (31.14 x 3,000)		93,420	93,420	934	92,486
	PCPT	Carport - Portable - NCV	20x22x8	Dirt	Formed Metal	440
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	
	Base Cost (4.67 x 440)		2,055	2,055	2,055	
	LNT0	Lean To - Attached	22x8x8	Dirt	Formed Metal	176
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	
	Base Cost (9.55 x 176)		1,681	1,681	1,160	521