



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 660001081 Parcel ID 19N16E-02-3-00000-000-0000 Cadastral ID 02-19-16-00540 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 317932 GROFF, DUSTY ANN & JOSHUA JAMES 31749 S 4170 RD INOLA OK 74036-0000 Parcel Location Situs 31749 S 4170 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 2 / 19 / 16 / 3 Neighborhood 1916 - UNPLATTED School District S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0922\IMG_0051. 9/22/2021</p>														
Legal Description Lat/Long: 36.15155497 -95.58079973																			
S2 S2 NW SW & N2 N2 SW SW.					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2516/50	BELL, PATRICIA LEZANNE FAMILY~T	11/23/2015	300,000	WG										
H	Homestead	No	1,000		2243/167	BELL, PATRICIA L	04/30/2012	0	4										
					862/739	SELLER	09/12/1991	15,000											
					855/647			30,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax										
Remove Cap	2016		Land Value	2,268	11%	249	Assessed	27,247	2,181.39										
Year Frozen	0		Improvements	296,274		26,998	Penalty	0											
Uncapped Value	0		Mobile Home	0		0	Exemption	1,000	-80.00										
TIF Project ID	0		Total Value	298,542		27,247	Total Taxable	26,247	2,101.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660001081	GROFF, DUSTY ANN &			2	266,422	1000	25,453	2,038.00										
2024	2024-660001081	GROFF, DUSTY ANN &			2	281,348	1000	24,683	1,985.00										
2023	2023-660001081	GROFF, DUSTY ANN &			2	240,530	1000	23,935	1,928.00										
2022	2022-660001081	GROFF, DUSTY ANN &			2	243,126	1000	23,209	1,882.00										
2021	2021-660001081	GROFF, DUSTY ANN &			2	215,294	1000	22,504	1,803.00										
2020	2020-660001081	GROFF, DUSTY ANN &			2	211,294	1000	21,819	1,763.00										
2019	2019-660001081	GROFF, DUSTY ANN &			2	201,405	1000	21,155	1,748.00										
2018	2018-660001081	GROFF, DUSTY ANN &			2	207,624	1000	21,839	1,823.00										
2017	2017-660001081	GROFF, DUSTY ANN &			2	214,626	1000	22,609	1,902.00										
2016	2016-660001081	GROFF, DUSTY ANN &			2	208,772	0	22,965	1,954.00										
2015	2015-660001081	BELL, PATRICIA LEZANNE FAMILY TRUST			2	201,759	0	21,287	1,847.00										
2014	2014-660001081	BELL, PATRICIA LEZANNE FAMILY TRUST			2	203,807	0	20,667	1,856.00										
2013	2013-660001081	BELL, PATRICIA LEZANNE FAMILY TRUST			2	182,406	0	20,065	1,690.00										



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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		

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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	90% Veneer, Masonry 10% Frame, Plywood or Ha
Base/Total Area	2,404 / 2,404
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,404
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	418 Attached Garage - Finished
Remodel	
Year/Eff Age	1999 / 20

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	259,436		
Lot Value			
Indicated Value	259,436	107.92	Per SqFt
Agland Value	2,268		
Site Improvements	36,838		
Total Value	557,978	232.10	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.86	Total Misc Impr	+	16,570			
Roofing Adj	+ 4.53	Garage Cost	+	17,552			
Subfloor Adj	+ -2.19	Total RCN	=	336,930			
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	77,494			
Plumbing Adj	+ 8.12	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	259,436			
Adj Base Cost	= 125.96	Lot Value	+				
Total Area	x 2,404	Indicated Value	=	259,436			
Adjusted Cost	= 302,808	Value Per SqFt		107.92			

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
PRCH	SLAB PORCH - COVERED	2858		194	194	26.32		5,106
PRCH	Porch	2860		223	223	26.23		5,849
CNV	Cellar No Value	186349		11x8	88	0.00		



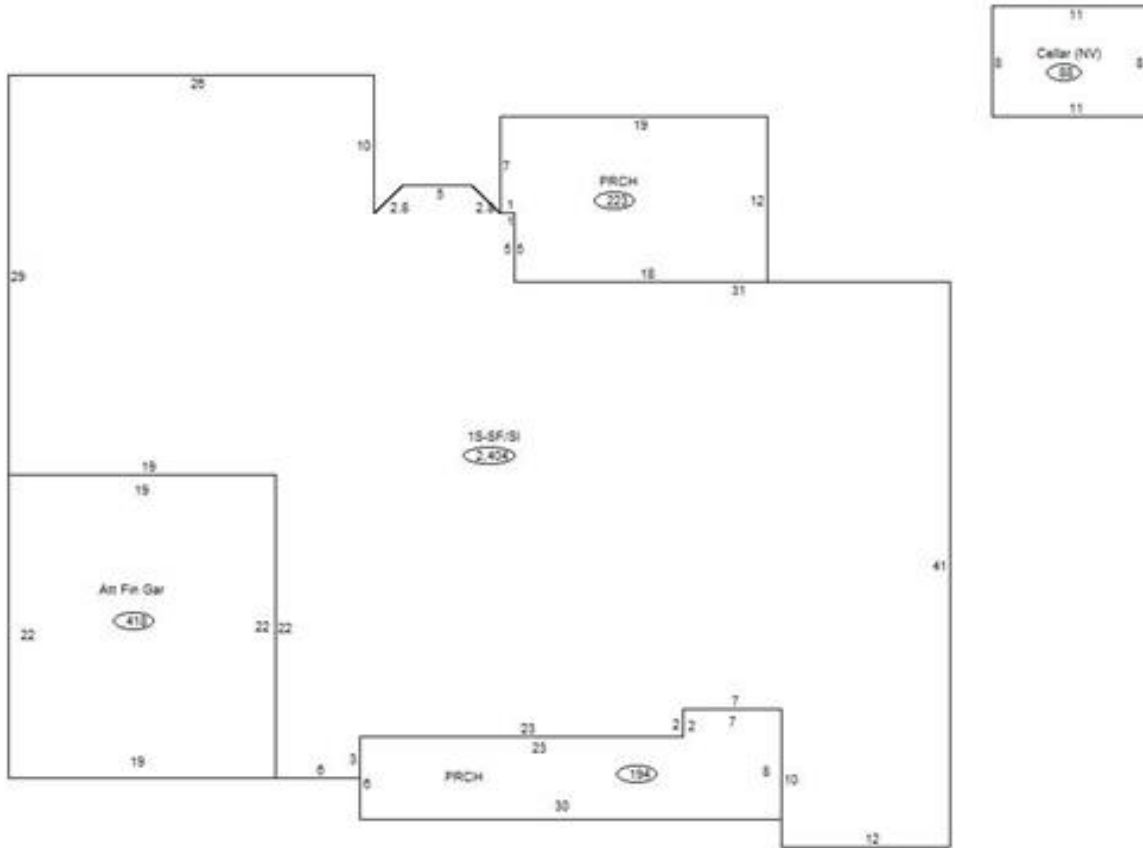
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Sketch Image

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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	418	1.000	418
2	M	PRCH		10	PRCH	194	1.000	194
3	R	1	Slab	10	1S-SF/SI	2,404	1.000	2,404
4	M	PRCH		10	PRCH	223	1.000	223
5	M	CNV		10	Cellar (NV)	88	1.000	88
Total Building Area						2,404		2,404



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building2		30x40x10	Concrete	Formed Metal	1,200
Qual	3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (30.80 x 1,200)	36,960		36,960	18,110
				18,850

BNGP	Barn - General Purpose		30x50x10	Dirt	Formed Metal	1,500
Qual	3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (22.01 x 1,500)	33,015		33,015	16,177
				16,838

SHDS	Shed - Small		8x12x6	Plank	Formed Metal	96
Qual	3.5	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (29.23 x 96)	2,806		2,806	1,656
				1,150



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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
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			1.551	142	142	220	220
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			5.870	54	54	317	317
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			4.654	192	192	893	893
RVC	RIVERTON GRAVELLY LOAM 3-	TMBR	61			6.638	110	110	729	729
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			1.288	85	85	109	109
TMBR Totals						20.000			2,268	2,268
Total Agland						20.000			2,268	2,268