



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	660001872				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0527\IMG_0033. 6/2/2021</p>									
Parcel ID	19N17E-03-2-00000-000-0000													
Cadastral ID	03-19-17-04200													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	149474													
RICKMAN, DAVID ERIAL														
TRUST														
PO BOX 976														
INOLA OK 74036-0000														
Parcel Location														
Situs	31385 S 4223 RD													
Subdivision														
Lot/Block	/	Parcel Size	7.5 - Acres											
Sec/Twn/Rng	3 / 19 / 17 / 2													
Neighborhood	1917 - UNPLATTED													
School District	S005 - INOLA SCHOOLS													
Legal Description														
Lat/Long: 36.15923880 -95.48758403														
E2 W2 LOT 6 & NE NW SE NW														
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	0	Land Value	27,803	15,104	11%	1,661	Assessed	8,466	677.79					
Year Frozen	2011	Improvements	113,883	61,868		6,805	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00					
TIF Project ID	0	Total Value	141,686	76,972		8,466	Total Taxable	7,466	598.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001872	RICKMAN, DAVID ERIAL	2	114,066	1000	7,466	598.00							
2024	2024-660001872	RICKMAN, DAVID ERIAL	2	115,885	1000	7,467	600.00							
2023	2023-660001872	RICKMAN, DAVID ERIAL	2	112,705	1000	7,467	601.00							
2022	2022-660001872	RICKMAN, DAVID ERIAL	2	108,799	1000	7,467	606.00							
2021	2021-660001872	RICKMAN, DAVID ERIAL	2	89,619	1000	7,467	598.00							
2020	2020-660001872	RICKMAN, DAVID ERIAL	2	86,280	1000	7,467	603.00							
2019	2019-660001872	RICKMAN, DAVID ERIAL	2	82,943	1000	7,467	617.00							
2018	2018-660001872	RICKMAN, DAVID ERIAL	2	82,239	1000	7,467	623.00							
2017	2017-660001872	RICKMAN, DAVID ERIAL	2	81,882	1000	7,467	628.00							
2016	2016-660001872	RICKMAN, DAVID ERIAL	2	80,706	1000	7,467	635.00							
2015	2015-660001872	RICKMAN, DAVID ERIAL	2	79,826	1000	7,467	648.00							
2014	2014-660001872	RICKMAN, DAVID ERIAL	2	81,778	1000	7,467	670.00							
2013	2013-660001872	RICKMAN, DAVID ERIAL	2	81,438	1000	7,467	629.00							



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Lot Data	Square-Foot - NBHD 1917 #1	Primary Image
Lot Size Lot Count Units Buildable 7.5 Non-Ag Acres 7.5597 Topography Street Access Utilities Amenities LAND QUALITY 0 FLOOD ZONE Method Square-Foot Base Lot Value 329,301.00 x .28 = 92,955 Factor Value Adjustments 0.2991 Lot Value 27,803		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0527\IMG_0033. 6/2/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	988 / 988
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	988
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1974 / 52

Cost Approach				Manual : 01/2025			
Base Cost	82.41	Total Misc Impr	+ 7,089	Roofing Adj	+ 4.58	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 107,015	Heat/Cool Adj	+ 9.48	Depreciation (60%)	- 64,209
Plumbing Adj	+ 4.67	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 42,806
Adj Base Cost	= 101.14	Lot Value	+ 27,803	Total Area	x 988	Indicated Value	= 70,609
		Value Per SqFt	71.47	Adjusted Cost	= 99,926		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	116,529	117.94	Per SqFt

Direct Comparables			
Selection Model	1	Res	
Adjustment Model	A2	AO Test	
Comparables			
Indicated Value			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	42,806		
Lot Value	27,803		
Indicated Value	70,609	71.47	Per SqFt
Agland Value			
Site Improvements	71,077		
Total Value	141,686	143.41	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	4,211.55		4,212
PRCH	SLAB PORCH - COVERED	4890	16x10		160	17.98		2,877



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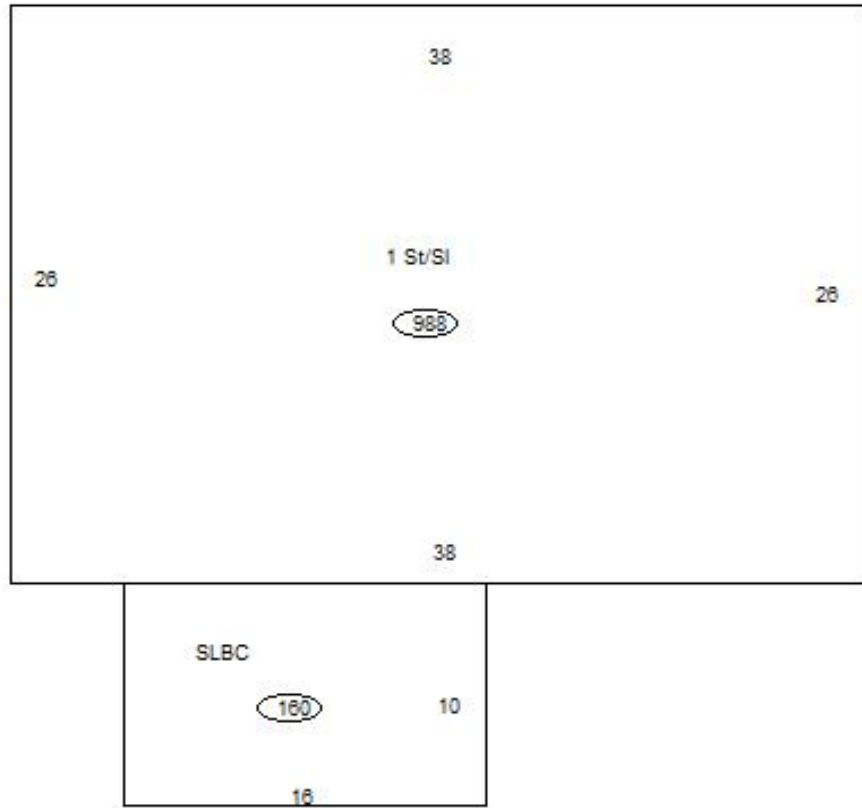
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	988	1.000	988
2	M	PRCH		10	SLBC	160	1.000	160
Total Building Area						988		988



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building	30x40x10	Concrete	Formed Metal	1,200	
Qual	2	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (29.55 x 1,200)		35,460	35,460	13,120	22,340	
CPAT	Carport - Attached	20x30x10	Dirt	Formed Metal	600	
Qual	3	Cond 2	Year 2005	Eff Age 21		
Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD	
Base Cost (6.72 x 600)		4,032	4,032	2,863	1,169	
UTIL	Utility Building	30x40x10	Concrete	Formed Metal	1,200	
Qual	2	Cond 3	Year 2003	Eff Age 17		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
Base Cost (29.55 x 1,200)		35,460	35,460	14,184	21,276	
UTIL	Utility Building	40x60x10	Dirt	Formed Metal	2,400	
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
Base Cost (21.48 x 2,400)		51,552	51,552	25,260	26,292	