



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	660002696													
Parcel ID	000000-00-0-50010-006-0009													
Cadastral ID	04-19-17-02570													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	19 - INOLA OT													
Name ID	343144													
GOUMAZ, ANDREW & MIRIAH														
221 E COMMERCIAL ST INOLA OK 74036-0000														
Parcel Location														
Situs	00221 E COMMERCIAL													
Subdivision	INOLA O T													
Lot/Block	0009 / 0006	Parcel Size	2 - Lots											
Sec/Twn/Rng	4 / 19 / 17 / 5													
Neighborhood	1205 - R-V03-SE INOLA													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.15347942 -95.50571946														
S2 LOTS 7- 8 & 9 BLOCK 6 INOLA O T														
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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	IBARRA, FAWNNA	11/16/2023	153,500	YES										
2526/144	GIBSON INVESTMENT PROPERTIES L	01/29/2016	83,000	YES										
2515/76	BANK OF AMERICA NA	11/19/2015	30,000	3										
2464/887	THEYS, MICHAEL	03/26/2015	0	10										
1991/701	ORENDER, CHARLIE D &	10/03/2008	72,500	YES										
1900/319	ORENDER, CHARLIE D &	09/18/2007	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2024	Land Value	34,748	34,748	11%	3,822	Assessed	16,459 1,317.71						
Year Frozen	0	Improvements	119,169	114,881		12,637	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	153,917	149,629		16,459	Total Taxable	16,459 1,318.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002696	GOUMAZ, ANDREW & MIRIAH	19	142,504	0	15,675	1,255.00							
2024	2024-660002696	GOUMAZ, ANDREW & MIRIAH	19	154,003	0	16,940	1,362.00							
2023	2023-660002696	IBARRA, FAWNNA	19	78,469	1000	7,632	615.00							
2022	2022-660002696	IBARRA, FAWNNA	19	80,586	1000	7,865	638.00							
2021	2021-660002696	IBARRA, FAWNNA	19	87,752	1000	8,653	693.00							
2020	2020-660002696	IBARRA, FAWNNA	19	88,040	1000	8,639	698.00							
2019	2019-660002696	IBARRA, FAWNNA	19	85,073	1000	8,358	691.00							
2018	2018-660002696	IBARRA, FAWNNA	19	89,723	1000	8,674	724.00							
2017	2017-660002696	IBARRA, FAWNNA	19	85,385	1000	8,392	706.00							
2016	2016-660002696	IBARRA, FAWNNA	19	77,927	0	8,572	729.00							
2015	2015-660002696	BANK OF AMERICA NA	19	76,345	0	8,398	729.00							
2014	2014-660002696	THEYS, MICHAEL	19	77,566	0	8,475	761.00							
2013	2013-660002696	THEYS, MICHAEL	19	73,510	0	8,071	680.00							



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Lot Data		Square-Foot - NBHD 1205 #1	
Lot Size			
Lot Count			
Units Buildable	5250		
Non-Ag Acres	0.1205		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	5,251.00 x 2.35 = 12,340		
Factor Value			
Adjustments	2.8159		
Lot Value	34,748		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,184 / 1,184
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	UPDATE -
Year/Eff Age	1959 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	82,891	70.01	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	80,330		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.33	Total Misc Impr	+ 13,476				
Roofing Adj	+ 4.67	Garage Cost	+ 0				
Subfloor Adj	+ 1.22	Total RCN	= 165,596				
Heat/Cool Adj	+ 11.47	Depreciation (29%)	- 48,023				
Plumbing Adj	+ 7.79	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 117,573				
Adj Base Cost	= 128.48	Lot Value	+ 34,748				
Total Area	x 1,184	Indicated Value	= 152,321				
Adjusted Cost	= 152,120	Value Per SqFt	128.65				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,573		
Lot Value	34,748		
Indicated Value	152,321	128.65	Per SqFt
Agland Value			
Site Improvements	1,596		
Total Value	153,917	130.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6932	13x5		65	24.06		1,564
EPSW	ENCLOSED PORCH - SOLID WALL	6933	16x12		192	62.04		11,912



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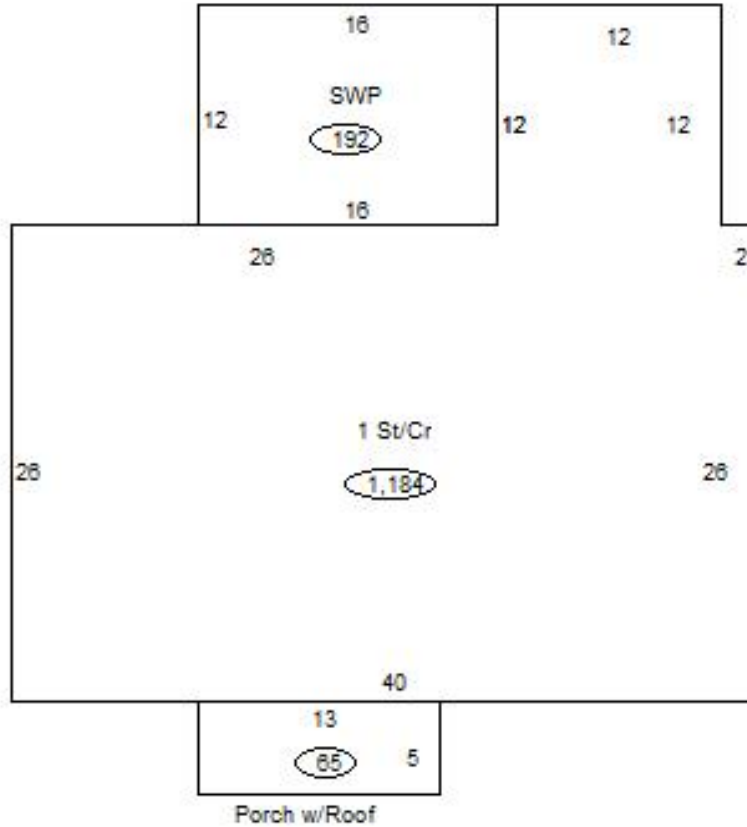
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,184	1.000	1,184
2	M	PRCH		13	SLBC	65	1.000	65
3	M	EPSW		13	EPSW	192	1.000	192
Total Building Area						1,184		1,184



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (30.41 x 80)		2,433	2,433	1,119	1,314
	CPDT	CARPORT - DETACHED	12x22x8	Dirt	Formed Metal	264
	Qual	3	Cond 3	Year 0	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.35 x 264)		1,412	1,412	1,130	282