



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:21:12
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Assessment Data					Primary Image																																																																																																																				
Account 660002705 Parcel ID 000000-00-0-50010-008-0007 Cadastral ID 04-19-17-02660 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 261536 COPE, FRANK E JR & JENNIFER PO BOX 105 INOLA OK 74036-0000 Parcel Location Situs 00108 C ST SW Subdivision INOLA O T Lot/Block 0007 / 0008 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 19 / 17 / 5 Neighborhood 1205 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660002705 11/10/25</p> <p>660002705_002.JPG 11/13/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.15378082 -95.50812720																																																																																																																									
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Lot Data		Square-Foot - NBHD 1205 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	14000				
Non-Ag Acres	0.3214				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	14,002.00 x 2.35 = 32,905				
Factor Value					
Adjustments	1.0000				
Lot Value	32,905				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,530 / 1,530
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,530
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1974 / 39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	175,128	114.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	161,290		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.89	Total Misc Impr	+	18,950			
Roofing Adj	+ 5.69	Garage Cost	+	18,817			
Subfloor Adj	+ -2.31	Total RCN	=	246,107			
Heat/Cool Adj	+ 12.64	Depreciation (46%)	-	113,209			
Plumbing Adj	+ 9.26	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	132,898			
Adj Base Cost	= 136.17	Lot Value	+	32,905			
Total Area	x 1,530	Indicated Value	=	165,803			
Adjusted Cost	= 208,340	Value Per SqFt		108.37			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,898		
Lot Value	32,905		
Indicated Value	165,803	108.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	165,803	108.37	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	6958	22x8		176	26.38		4,643
PRCH	SLAB PORCH - COVERED	6959	24x14		336	25.87		8,692



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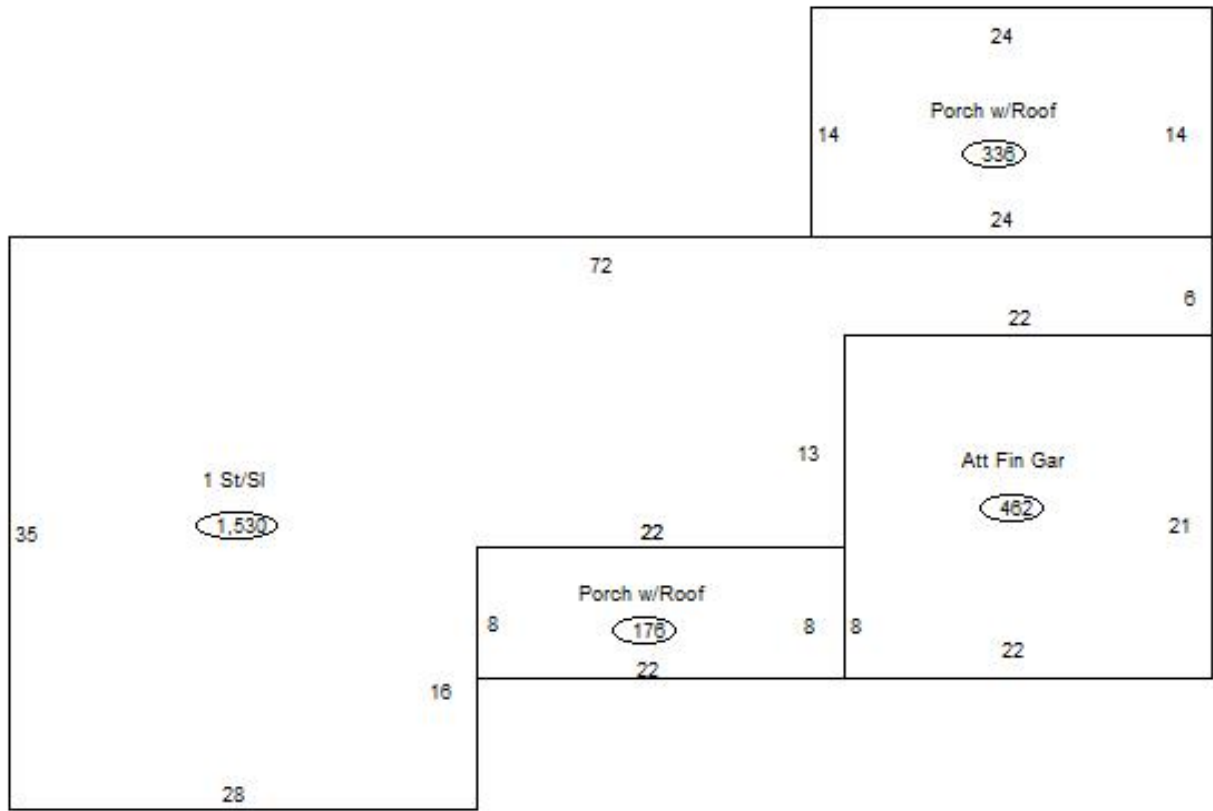
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Sketch Image

660002705



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,530	1.000	1,530
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	176	1.000	176
4	M	PRCH		13	SLBC	336	1.000	336
Total Building Area						1,530		1,530



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x8	Concrete	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (5.55 x 360)	1,998		1,998	1,998