



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 660002772 Parcel ID 000000-00-0-50010-018-0018 Cadastral ID 04-19-17-03270 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 315467 KAHANEK, SALLY FRANCES REVOCABLE LIVING TRUST PO BOX 40 INOLA OK 74036-0000 Parcel Location Situs 00035 B ST SW Subdivision INOLA O T Lot/Block 0018 / 0018 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 19 / 17 / 5 Neighborhood 1205 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660002772 11/11/25</p> <p>660002772_001.JPG 11/13/2025</p>																																																																																				
Legal Description Lat/Long: 36.14927842 -95.51075755 W 60' LOT 18 BLOCK 18 INOLA O T																																																																																									
Exemptions					Building Permits																																																																																				
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																		
2025	2025-660002772	KAHANEK, SALLY FRANCES	19	38,801	0	3,762	301.00																																																																																		
2024	2024-660002772	KAHANEK, SALLY FRANCES	19	40,936	0	3,583	288.00																																																																																		
2023	2023-660002772	KAHANEK, SALLY FRANCES	19	31,020	0	3,412	275.00																																																																																		
2022	2022-660002772	KAHANEK, SALLY FRANCES	19	31,028	0	3,413	277.00																																																																																		
2021	2021-660002772	KAHANEK, SALLY FRANCES	19	33,883	0	3,727	299.00																																																																																		
2020	2020-660002772	KAHANEK, SALLY F	19	34,266	0	3,769	304.00																																																																																		
2019	2019-660002772	KAHANEK, SALLY F	19	32,685	0	3,595	297.00																																																																																		
2018	2018-660002772	KAHANEK, SALLY F	19	34,290	0	3,772	315.00																																																																																		
2017	2017-660002772	KAHANEK, SALLY F	19	34,022	0	3,742	315.00																																																																																		
2016	2016-660002772	KAHANEK, SALLY F	19	33,172	0	3,649	310.00																																																																																		
2015	2015-660002772	KAHANEK, SALLY F	19	32,643	0	3,591	312.00																																																																																		
2014	2014-660002772	KAHANEK, ROBERT M & SALLY F	19	28,368	0	2,874	258.00																																																																																		
2013	2013-660002772	FLUD, ROGER	19	27,489	0	2,737	231.00																																																																																		



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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size Lot Count Units Buildable 4800 Non-Ag Acres 0.1102 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 4,801.00 x 2.35 = 11,282 Factor Value Adjustments 1.0000 Lot Value 11,282		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	576 / 576
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1954 / 54

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 33,067 57.41 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	105.40	Total Misc Impr	+ 3,436	Roofing Adj	+ 5.57	Garage Cost	+ 0
Subfloor Adj	+ 2.77	Total RCN	= 74,399	Heat/Cool Adj	+ 0.76	Depreciation (62%)	- 46,127
Plumbing Adj	+ 8.70	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 28,272
Adj Base Cost	= 123.20	Lot Value	+ 11,282	Total Area	x 576	Indicated Value	= 39,554
		Value Per SqFt	68.67	Adjusted Cost	= 70,963		

Value Reconciliation
Selected Approach Cost Approach Improvements 28,272 Lot Value 11,282 Indicated Value 39,554 68.67 Per SqFt Agland Value Site Improvements Total Value 39,554 68.67 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	7059	5x3		15	10.24		154
CPDT	CARPORT - DETACHED	7060	18x18		324	10.13		3,282



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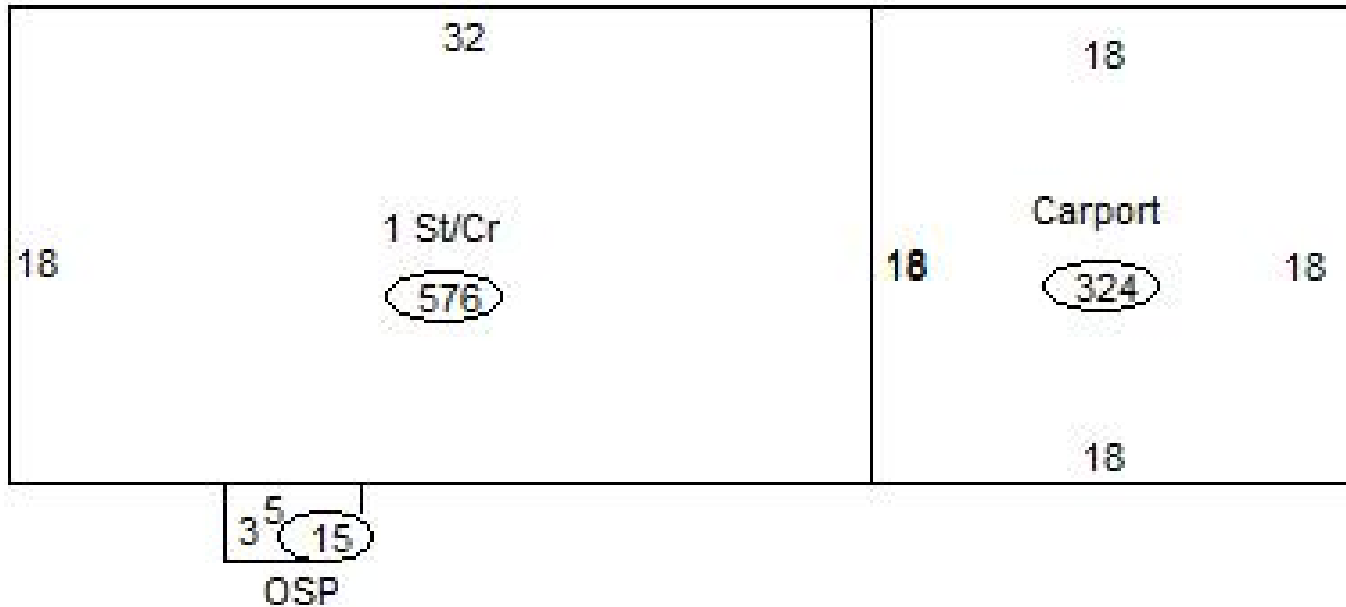
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Sketch Image

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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	576	1.000	576
2	M	PATO		13	Open Slab	15	1.000	15
3	M	CPDT		13	Carport	324	1.000	324
Total Building Area						576		576



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						