




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:04:42
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Assessment Data					Primary Image																																																																																																																				
Account 660002773 Parcel ID 000000-00-0-50010-018-0018 Cadastral ID 04-19-17-03280 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 00115 1ST 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>660002773_002.JPG 11/13/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.14934573 -95.51045497 E 80' LOT 18 BLOCK 18 INOLA O T																																																																																																																									
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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size Lot Count Units Buildable 6400 Non-Ag Acres 0.1469 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 6,401.00 x 2.35 = 15,042 Factor Value Adjustments 1.0000 Lot Value 15,042		<p>660002773 11/11/25</p> <p>660002773_002.JPG 11/13/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,243 / 1,243
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1949 / 58

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 95,284 76.66 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 91,050 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.48	Total Misc Impr	+ 0				
Roofing Adj	+ 4.61	Garage Cost	+ 0				
Subfloor Adj	+ 1.19	Total RCN	= 155,549				
Heat/Cool Adj	+ 11.47	Depreciation (63%)	- 97,996				
Plumbing Adj	+ 8.39	Lump Sums	+ 7,306				
Basement Adj	+ 0.00	RCNLD	= 64,859				
Adj Base Cost	= 125.14	Lot Value	+ 15,042				
Total Area	x 1,243	Indicated Value	= 79,901				
Adjusted Cost	= 155,549	Value Per SqFt	64.28				

Value Reconciliation
Selected Approach Cost Approach Improvements 64,859 Lot Value 15,042 Indicated Value 79,901 64.28 Per SqFt Agland Value Site Improvements 17,963 Total Value 97,864 78.73 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	7062	22x12		264	17.79	15%	3,992
WODC	Wood Deck - Covered	7063	14x5		70	47.34		3,314



Rogers

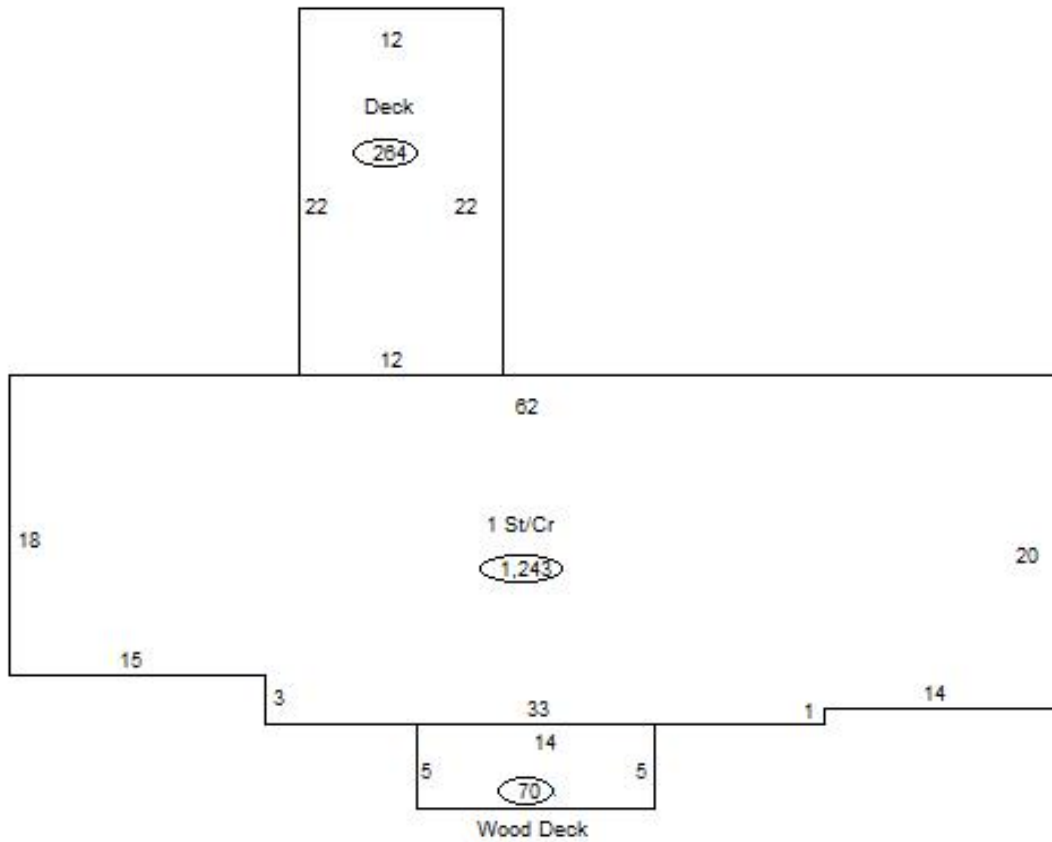
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Sketch Image

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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	1,243	1.000	1,243
2	M	WODO		13	WODO	264	1.000	264
3	M	WODC		13	WODC	70	1.000	70
Total Building Area						1,243		1,243



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	20x30x10	Concrete	Formed Metal	600
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ 0% Func)	RCNLD
	Base Cost (30.60 x 600)		18,360	18,360	4,590	13,770
	CPDT	Carport - Detached	12x20x10	Concrete	Formed Metal	240
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (10.55 x 240)		2,532	2,532	1,317	1,215
	SHDS	Shed - Small	8x8x8	Plank	Formed Metal	64
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (27.90 x 64)		1,786	1,786	822	964
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (19.42 x 192)		3,729	3,729	1,715	2,014