



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:41:53
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002802 Parcel ID 000000-00-0-50010-021-0016 Cadastral ID 04-19-17-03570 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 157064 NIXON, GARY L & VELMA TRUSTEES NIXON FAMILY REVOC TRUST PO BOX 788 INOLA OK 74036-0788 Parcel Location Situs 00023 B ST Subdivision INOLA O T Lot/Block 0016 / 0021 Parcel Size 2 - Lots Sec/Twn/Rng 4 / 19 / 17 / 5 Neighborhood 1205 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660002802 11/10/25</p> <p>660002802_001.JPG 11/13/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.15173819 -95.50658320																																																																																																																									
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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size Lot Count Units Buildable 22400 Non-Ag Acres 0.5143 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 22,403.00 x 1.92 = 43,023 Factor Value Adjustments 1.0000 Lot Value 43,023		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,501 / 1,976
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 52

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	140,109	70.91	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,190		
Lot Value	43,023		
Indicated Value	180,213	91.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	180,213	91.20	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.86	Total Misc Impr	+	0			
Roofing Adj	+ 4.34	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	229,295			
Heat/Cool Adj	+ 12.64	Depreciation (57%)	-	130,698			
Plumbing Adj	+ 9.20	Lump Sums	+	38,593			
Basement Adj	+ 0.00	RCNLD	=	137,190			
Adj Base Cost	= 116.04	Lot Value	+	43,023			
Total Area	x 1,976	Indicated Value	=	180,213			
Adjusted Cost	= 229,295	Value Per SqFt		91.20			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	7090	14x6		84	48.81		4,100
WODC	WOOD DECK - COVERED	7088	28x13		364	29.70		10,811
BALW	BALCONY - WOOD	7089	14x6		84	28.08		2,359
WODC	WOOD DECK - COVERED	7091	28x6		168	41.39		6,954
WODC	WOOD DECK - COVERED	120976	174		174	40.86		7,110
WODC	WOOD DECK - COVERED	120977	180		180	40.33		7,259



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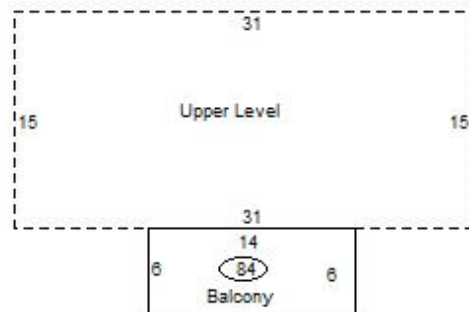
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Sketch Image

660002802

WODC



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,501	1.000	1,501
2	M	WODC		13	WODC	84	1.000	84
3	M	WODC		13	WODC	364	1.000	364
4	M	BALW		13	Balcony	84	1.000	84
5	M	WODC		13	WODC	168	1.000	168
6	M	WODC		13	WODC	174	1.000	174
7	M	WODC		13	WODC	180	1.000	180
8	U	^UL		13	Upper Level	465	1.000	465
Total Building Area						1,501		1,501