



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:21:49
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Assessment Data					Primary Image																																																																																																																				
Account 660002808 Parcel ID 000000-00-0-50010-022-0013 Cadastral ID 04-19-17-03625 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 308055 CUMMING, FREDRICKA L 5 C ST SE INOLA OK 74036-0000 Parcel Location Situs 00005 C ST SW Subdivision INOLA O T Lot/Block 0013 / 0022 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 19 / 17 / 5 Neighborhood 1205 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660002808 11/10/25</p> <p>660002808_001.JPG 11/13/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.15241710 -95.50568072																																																																																																																									
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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size Lot Count Units Buildable 11200 Non-Ag Acres 0.2571 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 11,201.00 x 2.35 = 26,322 Factor Value Adjustments 1.0000 Lot Value 26,322		 <p>660002808 11/10/25</p> <p>660002808_001.JPG 11/13/2025</p>

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, Metal
Base/Total Area	1,354 / 1,354
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1959 / 50

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	78,273	57.81	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	85,830		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.44	Total Misc Impr	+	8,253			
Roofing Adj	+ 4.78	Garage Cost	+				
Subfloor Adj	+ 2.37	Total RCN	=	165,886			
Heat/Cool Adj	+ 10.30	Depreciation (59%)	-	97,873			
Plumbing Adj	+ 8.53	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	68,013			
Adj Base Cost	= 116.42	Lot Value	+	26,322			
Total Area	x 1,354	Indicated Value	=	94,335			
Adjusted Cost	= 157,633	Value Per SqFt		69.67			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	68,013		
Lot Value	26,322		
Indicated Value	94,335	69.67	Per SqFt
Agland Value			
Site Improvements	3,162		
Total Value	97,497	72.01	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	7104	21x7		147	20.83		3,062
PATO	SLAB PORCH - OPEN	7105	10x6		60	10.24		614



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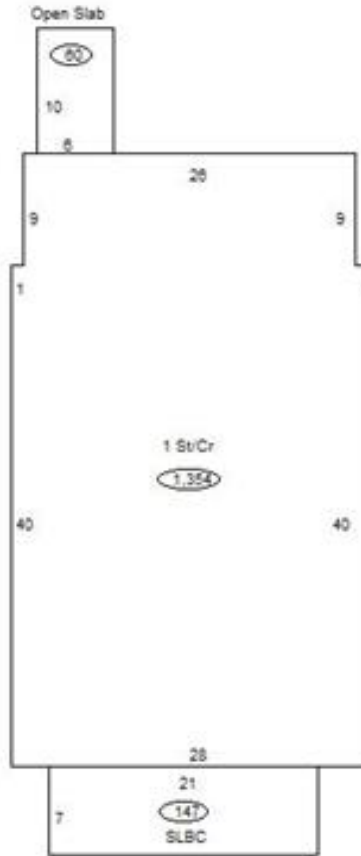
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Sketch Image

660002808



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,354	1.000	1,354
2	M	PRCH		13	SLBC	147	1.000	147
3	M	PATO		13	Open Slab	60	1.000	60
Total Building Area						1,354		1,354



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x14x8	Dirt	Galvanized Metal	168
	Qual	2	Cond 3	Year 2010	Eff Age 12	
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (13.19 x 168)	2,216		2,216	1,197
	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 (18.95 x 192)	3,638		3,638	1,965