



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:21:48
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Assessment Data					Primary Image																																																																																																																				
Account 660002822 Parcel ID 000000-00-0-50010-024-0003 Cadastral ID 04-19-17-03760 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 329899 POOL, CRAIG & BRITTANY ESPINOZA PO BOX 1641 INOLA OK 74036-0000 Parcel Location Situs 00422 E COMMERCIAL Subdivision INOLA O T Lot/Block 0003 / 0024 Parcel Size 3 - Lots Sec/Twn/Rng 4 / 19 / 17 / 5 Neighborhood 1205 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.15405616 -95.50306775																																																																																																																									
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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size Lot Count Units Buildable 10500 Non-Ag Acres 0.2411 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 10,501.00 x 2.35 = 24,677 Factor Value Adjustments 1.0000 Lot Value 24,677		 <p>660002822 11/07/25</p> <p>660002822_001.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	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,467 / 1,467
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1964 / 47

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 105,466 71.89 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 126,990 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.31	Total Misc Impr	+ 20,311	Roofing Adj	+ 4.54	Garage Cost	+ 0
Subfloor Adj	+ 1.17	Total RCN	= 214,072	Heat/Cool Adj	+ 11.47	Depreciation (54%)	- 115,599
Plumbing Adj	+ 9.59	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 98,473
Adj Base Cost	= 132.08	Lot Value	+ 24,677	Total Area	x 1,467	Indicated Value	= 123,150
		Value Per SqFt	83.95	Adjusted Cost	= 193,761		

Value Reconciliation
Selected Approach Cost Approach Improvements 98,473 Lot Value 24,677 Indicated Value 123,150 83.95 Per SqFt Agland Value Site Improvements 2,801 Total Value 125,951 85.86 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	7144		84	84	24.00		2,016
EPSW	ENCLOSED PORCH - SOLID WALL	7145	20x7		140	62.57		8,760
PATO	SLAB PORCH - OPEN	7146	20x10		200	9.98		1,996
PRCH	SLAB PORCH - COVERED	7147	102		102	23.95		2,443



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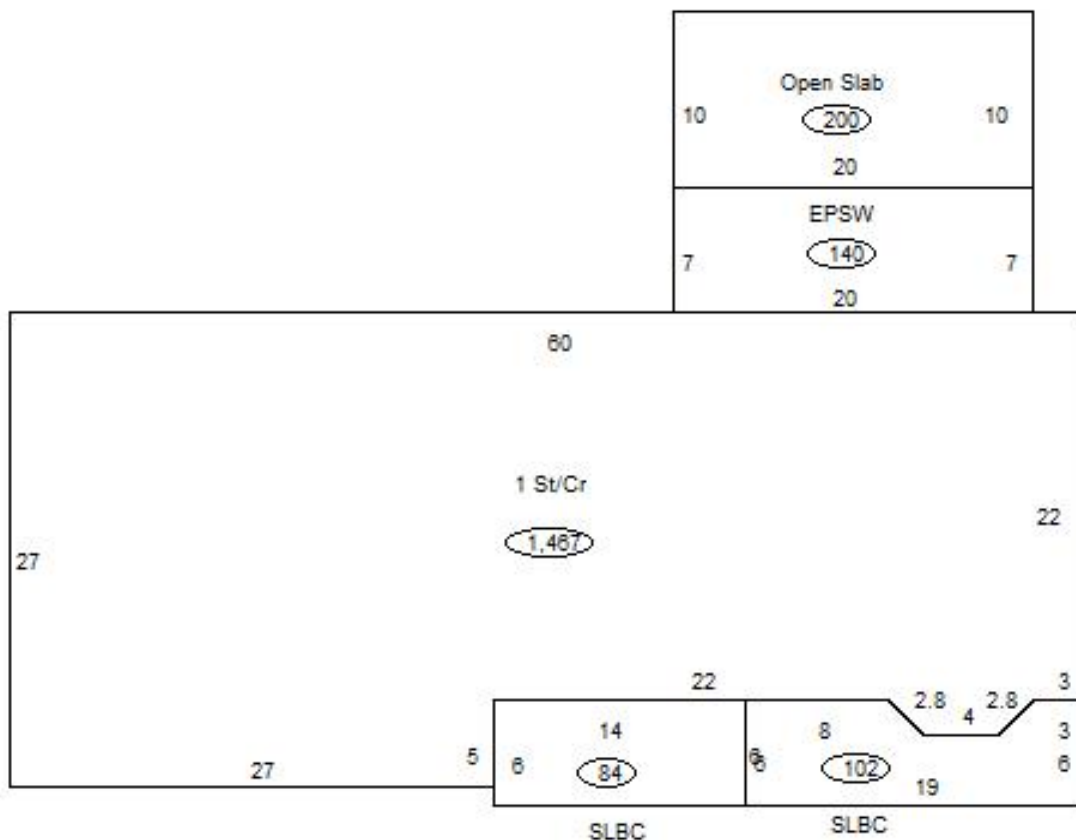
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Sketch Image

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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	1,467	1.000	1,467
2	M	PRCH		13	SLBC	84	1.000	84
3	M	EPSW		13	EPSW	140	1.000	140
4	M	PATO		13	Open Slab	200	1.000	200
5	M	PRCH		13	SLBC	102	1.000	102
Total Building Area						1,467		1,467



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (19.51 x 160)		3,122		3,122	1,436	1,686
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80
	Qual	2	Cond 3	Year 2010	Eff Age 12	
Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (25.80 x 80)		2,064		2,064	949	1,115