



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	660002840				<p>660002840_001.JPG 11/13/2025</p>				
Parcel ID	000000-00-0-50010-027-0006								
Cadastral ID	04-19-17-03940								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	19 - INOLA OT								
Name ID	349210								
PRIDE, ERICA									
125 C ST SE INOLA OK 74036-0000									
Parcel Location									
Situs	00125 C ST SE								
Subdivision	INOLA O T								
Lot/Block	0006 / 0027	Parcel Size	1 - Lots						
Sec/Twn/Rng	4 / 19 / 17 / 5								
Neighborhood	1205 - R-V03-SE INOLA								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.15113218 -95.50461665									
Building Permits									
LOT 6 BLOCK 27 INOLA O T									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	RIVERBEND ARENA DBA	01/09/2026	103,000	YES
					/	SANDERS, DEREK K	02/04/2022	0	4
					/	MOORE, JOHN C &	02/04/2020	30,000	YES
					/	GROSS, FLETCHER &	08/29/2019	0	4
					2155/291	FEDERAL HOME LOAN MTG CORP	01/21/2011	0	3
					2118/356	1ST BANK OKLAHOMA	08/04/2010	0	1
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2027	Land Value	32,905	16,269	11%	1,790	Assessed	5,465	437.53
Year Frozen	0	Improvements	33,850	33,406		3,675	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	66,755	49,675		5,465	Total Taxable	5,465	438.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660002840	RIVERBEND ARENA DBA	19	64,721	0	5,204	417.00		
2024	2024-660002840	RIVERBEND ARENA DBA	19	64,021	0	4,956	399.00		
2023	2023-660002840	RIVERBEND ARENA DBA	19	42,913	0	4,720	380.00		
2022	2022-660002840	RIVERBEND ARENA DBA	19	43,603	0	4,582	372.00		
2021	2021-660002840	SANDERS, DEREK K	19	39,675	0	4,364	350.00		
2020	2020-660002840	SANDERS, DEREK K	19	39,143	0	3,551	287.00		
2019	2019-660002840	MOORE, JOHN C &	19	37,530	1000	2,382	197.00		
2018	2018-660002840	GROSS, FLETCHER &	19	39,836	1000	2,283	191.00		
2017	2017-660002840	GROSS, FLETCHER &	19	39,571	1000	2,188	184.00		
2016	2016-660002840	GROSS, FLETCHER &	19	38,712	1000	2,095	178.00		
2015	2015-660002840	GROSS, FLETCHER &	19	38,019	1000	2,005	174.00		
2014	2014-660002840	GROSS, FLETCHER &	19	38,272	1000	1,917	172.00		
2013	2013-660002840	GROSS, FLETCHER &	19	37,382	1000	1,833	154.00		



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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size Lot Count Units Buildable 14000 Non-Ag Acres 0.3214 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 14,002.00 x 2.35 = 32,905 Factor Value Adjustments 1.0000 Lot Value 32,905		

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, Vinyl
Base/Total Area	728 / 728
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	5 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 37,532 51.55 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	103.32	Total Misc Impr	+	0			
Roofing Adj	+ 4.69	Garage Cost	+				
Subfloor Adj	+ 2.73	Total RCN	=	94,225			
Heat/Cool Adj	+ 10.30	Depreciation (65%)	-	61,246			
Plumbing Adj	+ 8.39	Lump Sums	+	871			
Basement Adj	+ 0.00	RCNLD	=	33,850			
Adj Base Cost	= 129.43	Lot Value	+	32,905			
Total Area	x 728	Indicated Value	=	66,755			
Adjusted Cost	= 94,225	Value Per SqFt		91.70			

Value Reconciliation
Selected Approach Cost Approach Improvements 33,850 Lot Value 32,905 Indicated Value 66,755 91.70 Per SqFt Agland Value Site Improvements Total Value 66,755 91.70 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	182087	8x4		32	27.23		871



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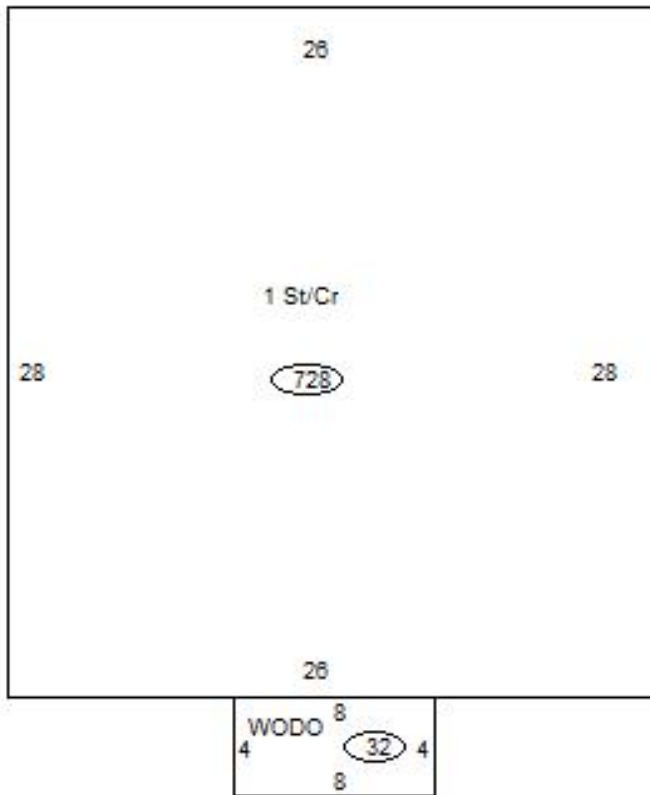
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Sketch Image

660002840



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	728	1.000	728
2	M	WODO		10	WODO	32	1.000	32
Total Building Area						728		728