Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account	660002863		
Parcel ID	000000-00-0-50010-031-0002		
Cadastral ID	04-19-17-04170		
Property Type	REAL - Real Property		
Property Class	URP	**VI Area**	3
Tax Area	19 - INOLA OT		
Name ID	44424		

FLUD, ROSETTA K & RODNEY L

PO BOX 1245
INOLA OK 74036-0000

Parcel Location

Situs	00105 B ST		
Subdivision	INOLA O T		
Lot/Block	0002 / 0031	**Parcel Size**	1 - Lots
Sec/Twn/Rng	4 / 19 / 17 / 5		
Neighborhood	1205 - R-V03-SE INOLA		
School District	S005 - INOLA SCHOOLS		

Primary Image

660002863_002.JPG 11/13/2025

Legal Description

Lat/Long: 36.14893059 -95.51032207

LOT 2 BLOCK 31 INOLA O T

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
1459/951	POPLOW, LETHA F &	03/20/2003	72,500	YES

Parcel Valuation

Source	REAL
Remove Cap	2004
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	32,905	13,339	11%	1,467
Improvements	130,573	124,587		13,704
Mobile Home	0	0		0
Total Value	163,478	137,926		15,171

		Current Tax
Levy Rate	80.060	
Assessed	15,171	1,214.59
Penalty	0	
Exemption	1,000	-80.00
Total Taxable	14,171	1,135.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660002863	FLUD, ROSETTA K & RODNEY L	19	154,405	1000	13,731	1,099.00
2024	2024-660002863	FLUD, ROSETTA K & RODNEY L	19	177,370	1000	13,301	1,070.00
2023	2023-660002863	FLUD, ROSETTA K & RODNEY L	19	133,943	1000	12,885	1,038.00
2022	2022-660002863	FLUD, ROSETTA K & RODNEY L	19	132,220	1000	12,480	1,012.00
2021	2021-660002863	FLUD, ROSETTA K & RODNEY L	19	118,979	1000	12,088	969.00
2020	2020-660002863	FLUD, ROSETTA K & RODNEY L	19	116,942	1000	11,864	958.00
2019	2019-660002863	FLUD, ROSETTA K & RODNEY L	19	114,099	1000	11,551	954.00
2018	2018-660002863	FLUD, ROSETTA K & RODNEY L	19	120,707	1000	12,278	1,025.00
2017	2017-660002863	FLUD, ROSETTA K & RODNEY L	19	119,794	1000	12,177	1,025.00
2016	2016-660002863	FLUD, ROSETTA K & RODNEY L	19	116,571	1000	11,823	1,006.00
2015	2015-660002863	FLUD, ROSETTA K & RODNEY L	19	117,046	0	12,642	1,097.00
2014	2014-660002863	FLUD, ROSETTA K & RODNEY L	19	118,079	0	12,040	1,081.00
2013	2013-660002863	FLUD, ROSETTA K & RODNEY L	19	107,069	0	11,467	966.00

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Lot Data

Square-Foot - NBHD 1205 #1

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	

Primary Image

660002863_002.JPG 11/13/2025

Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,524 / 1,524
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/Rghln	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	392 Attached Garage - Finished 1 Stalls
Remodel	
Year/Eff Age	1965 / 46

GRM Approach

GRM Code		
Gross Rent		0.00
Indicated Value		

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	149,056	97.81	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	159,460		**Per SqFt**

Cost Approach

Manual : 01/2025

Base Cost		103.97	**Total Misc Impr**	+	48,751
Roofing Adj	+	5.17	**Garage Cost**	+	14,441
Subfloor Adj	+	1.15	**Total RCN**	=	262,836
Heat/Cool Adj	+	11.47	**Depreciation (53%)**	-	139,303
Plumbing Adj	+	9.24	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	123,533
Adj Base Cost	=	131.00	**Lot Value**	+	32,905
Total Area	x	1,524	**Indicated Value**	=	156,438
Adjusted Cost	=	199,644	**Value Per SqFt**		102.65

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	123,533		
Lot Value	32,905		
Indicated Value	156,438	102.65	**Per SqFt**
Agland Value			
Site Improvements	7,040		
Total Value	163,478	107.27	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7253	4x4		16	24.22		388
PATO	SLAB PORCH - OPEN	7254	20x20		400	8.13		3,252
EPSW	ENCLOSED PORCH - SOLID WALL	7255	36x16		576	59.48		34,260
PRCH	SLAB PORCH - COVERED	7256	32x10		320	23.21		7,427
PRCH	Slab Porch - Covered	150093	36x4		144	23.78		3,424

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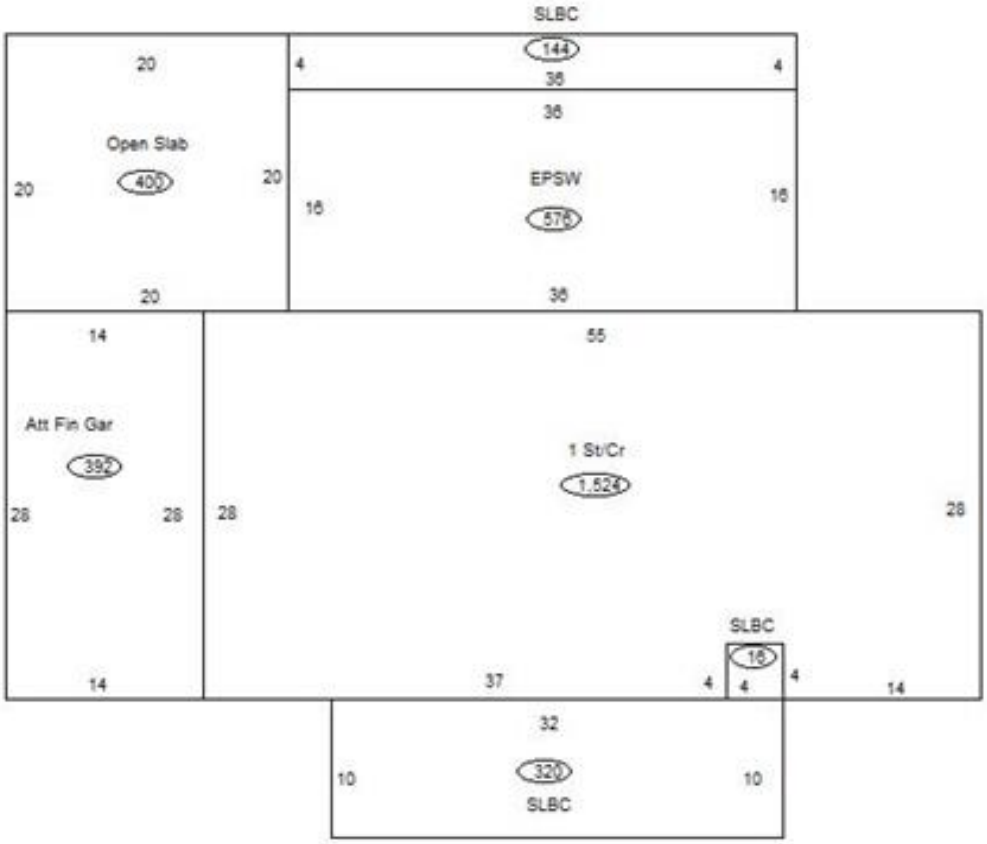
Sketch Image 660002863



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,524	1.000	1,524
2	G	5		13	Att Fin Gar	392	1.000	392
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PATO		13	Open Slab	400	1.000	400
5	M	EPSW		13	EPSW	576	1.000	576
6	M	PRCH		13	SLBC	320	1.000	320
7	M	PRCH		13	SLBC	144	1.000	144
					Total Building Area	1,524		1,524

Outbuildings/Site Improvements 660002863

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x30x8	Gravel	Formed Metal	600
	Qual 3	**Cond** 3	**Year** 2010	**Eff Age** 12		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (52% Phys/ % Func)**	**RCNLD**
	Base Cost (5.58 x 600)	3,348		3,348	1,741	1,607
	CPRV	Carport - RV	24x38x10	Concrete	Formed Metal	912
	Qual 3	**Cond** 3	**Year** 2010	**Eff Age** 12		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (52% Phys/ % Func)**	**RCNLD**
	Base Cost (12.41 x 912)	11,318		11,318	5,885	5,433
	BNV	STG FAIR (PORTABLE)	0x0x0			
	Qual 0	**Cond**	**Year** 0	**Eff Age**		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (100% Phys/ 0% Func)**	**RCNLD**
	Base Cost (0.00 x)					
	BNV	STG FAIR (OLD PORTABLE BLG)	0x0x0			
	Qual 0	**Cond**	**Year** 0	**Eff Age**		
	Valuation Summary		**Modifier Total**	**RCN**	**Depr (100% Phys/ 0% Func)**	**RCNLD**
	Base Cost (0.00 x)					