



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 03:59:00

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Assessment Data					Primary Image				
Account	660002881				<p>660002881_001.JPG 11/13/2025</p>				
Parcel ID	000000-00-0-50010-035-0003								
Cadastral ID	04-19-17-04340								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	19 - INOLA OT								
Name ID	327783								
HIBBEN, EMILY FAYE & MICHAEL LOMAX									
215 S BROADWAY INOLA OK 74036-0000									
Parcel Location									
Situs	00215 S BROADWAY								
Subdivision	INOLA O T								
Lot/Block	0003 / 0035	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: 36.14866806 -95.50713020									
Building Permits									
LOT 3 BLOCK 35 INOLA O T									
Number	Description	Opened	Closed	Amount					
R15 124678	R15-REMODEL AFTER FIRE NEW HOME	01/2014 04/2001	11/2014 10/2001	102,000 43,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	UPTON, HEATHER M	05/30/2019	109,500	YES					
2556/342	HIGGINS, KATHERINE D	06/15/2016	92,000	YES					
1315/779	HIGGINS, RAY GENE	08/30/2001	0	16					
1275/288	NICHOLS, IMOGENE	03/09/2001	14,500	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2020	Land Value	32,905	23,776	11%	2,615	Assessed	15,209 1,217.63	
Year Frozen	0	Improvements	114,490	114,490		12,594	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	147,395	138,266		15,209	Total Taxable	15,209 1,218.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660002881	HIBBEN, EMILY FAYE &	19	144,722	0	14,485	1,160.00		
2024	2024-660002881	HIBBEN, EMILY FAYE &	19	149,380	0	13,795	1,109.00		
2023	2023-660002881	HIBBEN, EMILY FAYE &	19	122,094	0	13,138	1,058.00		
2022	2022-660002881	HIBBEN, EMILY FAYE &	19	122,090	0	12,513	1,015.00		
2021	2021-660002881	HIBBEN, EMILY FAYE &	19	108,337	0	11,917	955.00		
2020	2020-660002881	HIBBEN, EMILY FAYE &	19	106,499	0	11,715	946.00		
2019	2019-660002881	HIBBEN, EMILY FAYE &	19	91,040	0	10,014	827.00		
2018	2018-660002881	UPTON, HEATHER M	19	94,617	0	10,408	869.00		
2017	2017-660002881	UPTON, HEATHER M	19	93,799	0	10,318	868.00		
2016	2016-660002881	UPTON, HEATHER M	19	95,883	1000	9,362	797.00		
2015	2015-660002881	HIGGINS, KATHERINE D	19	94,043	1000	9,060	786.00		
2014	2014-660002881	HIGGINS, KATHERINE D	19	94,811	1000	8,768	787.00		
2013	2013-660002881	HIGGINS, KATHERINE D	19	89,134	0	9,483	799.00		



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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, Wood
Base/Total Area	1,158 / 1,158
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,158
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	240 Attached Garage - Finished 1 Stalls
Remodel	
Year/Eff Age	2001 / 19



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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	127,964	110.50	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	132,730 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	96.48	Total Misc Impr	+	4,688	
Roofing Adj	+ 4.32	Garage Cost	+	8,729	
Subfloor Adj	+ 0.00	Total RCN	=	154,716	
Heat/Cool Adj	+ 10.30	Depreciation (26%)	-	40,226	
Plumbing Adj	+ 10.92	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	114,490	
Adj Base Cost	= 122.02	Lot Value	+	32,905	
Total Area	x 1,158	Indicated Value	=	147,395	
Adjusted Cost	= 141,299	Value Per SqFt		127.28	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,490		
Lot Value	32,905		
Indicated Value	147,395	127.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	147,395	127.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7283	18x5		90	21.01		1,891
PRCH	SLAB PORCH - COVERED	7284	134		134	20.87		2,797



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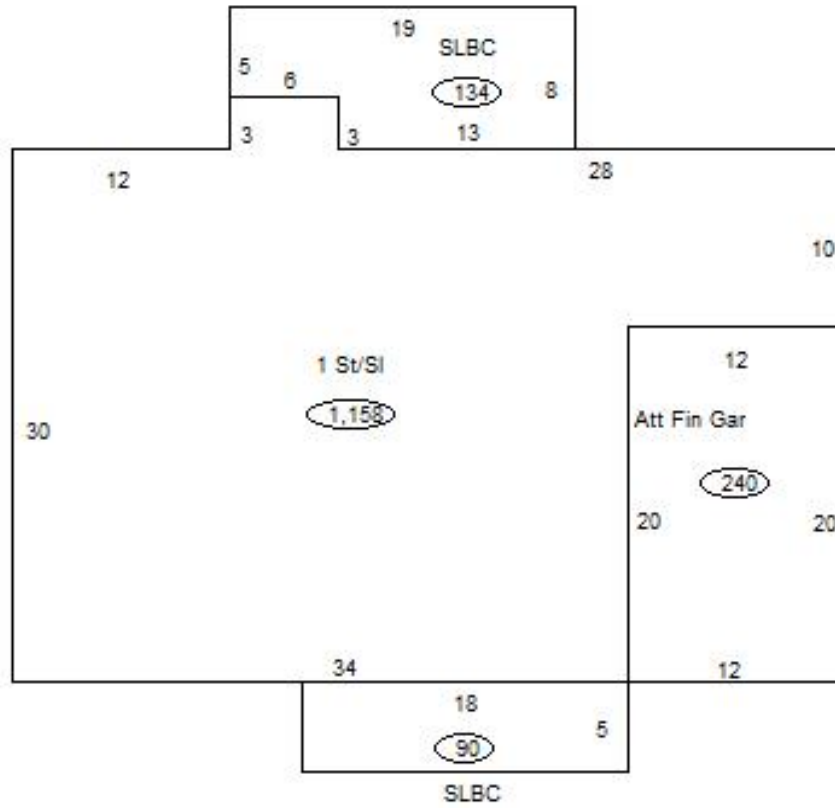
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,158	1.000	1,158
2	G	5		13	Att Fin Gar	240	1.000	240
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	134	1.000	134
Total Building Area						1,158		1,158