



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:32:33
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Assessment Data					Primary Image																																																																																																																				
Account 660002961 Parcel ID 000000-00-0-50030-002-0009 Cadastral ID 04-19-17-05100 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 345214 WISZNEAUCKAS, GEOFFREY & MEGAN 309 B ST NE INOLA OK 74036-0000 Parcel Location Situs 00309 B ST Subdivision FLEMING II Lot/Block 0009 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 19 / 17 / 5 Neighborhood 1205 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660002961 11/06/25</p> <p>660002961_001.JPG 11/14/2025</p>																																																																																																																				
Legal Description Lot/Long: 36.15682377 -95.50960649 LOT 9 BLOCK 2 FLEMING II																																																																																																																									
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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2184	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,515.00 x 2.35 = 22,360	
Factor Value		
Adjustments	3.3779	
Lot Value	75,529	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,247 / 1,247
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	580 Attached Garage - Finished 2 Stalls
Remodel	RMA -
Year/Eff Age	1983 / 23

Cost Approach		Manual : 01/2025	
Base Cost	98.35	Total Misc Impr	+ 6,299
Roofing Adj	+ 4.41	Garage Cost	+ 19,297
Subfloor Adj	+ 1.15	Total RCN	= 183,553
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 55,066
Plumbing Adj	+ 11.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 128,487
Adj Base Cost	= 126.67	Lot Value	+ 75,529
Total Area	x 1,247	Indicated Value	= 204,016
Adjusted Cost	= 157,957	Value Per SqFt	163.61

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	157,959	126.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	173,700		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,487		
Lot Value	75,529		
Indicated Value	204,016	163.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	204,016	163.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	7489	110		110	10.76		1,184
PRCH	SLAB PORCH - COVERED	7490	13x10		130	23.84		3,099
PRCH	SLAB PORCH - COVERED	7491	21x4		84	24.00		2,016



Rogers

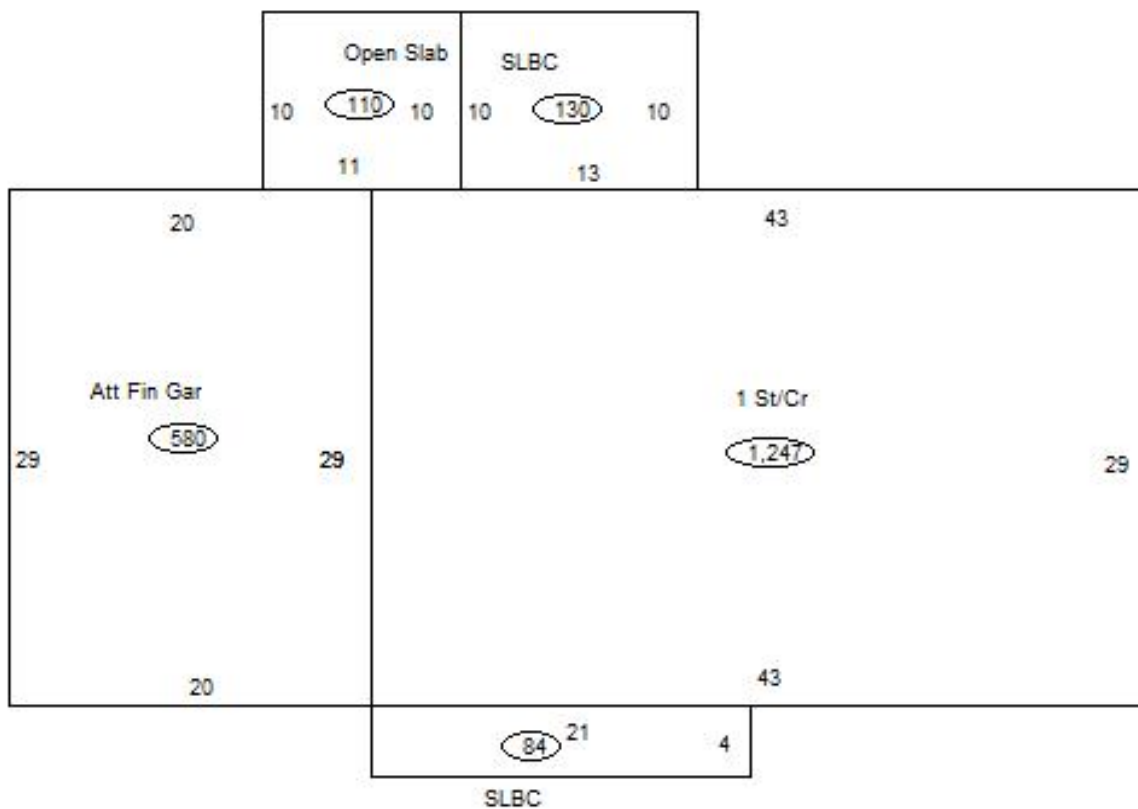
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Sketch Image

660002961



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,247	1.000	1,247
2	G	5		13	Att Fin Gar	580	1.000	580
3	M	PATO		13	Open Slab	110	1.000	110
4	M	PRCH		13	SLBC	130	1.000	130
5	M	PRCH		13	SLBC	84	1.000	84
Total Building Area						1,247		1,247