



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660002962 <b>Parcel ID</b> 000000-00-0-50030-002-0010 <b>Cadastral ID</b> 04-19-17-05110 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 19 - INOLA OT <b>Name ID</b> 273507 ERWIN, CARLA J & STEVEN LANCE  305 B ST NE INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 00305 B ST <b>Subdivision</b> FLEMING II <b>Lot/Block</b> 0010 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 4 / 19 / 17 / 5 <b>Neighborhood</b> 1205 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS					<p>660002962 11/06/25</p> <p>660002962_001.JPG 11/14/2025</p>														
<b>Legal Description</b> Lat/Long: 36.15662144 -95.50941497																			
LOT 10 BLOCK 2 FLEMING II					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2656/479	VAUGHT, CARLA J	08/22/2017		4										
					1199/626	GRIGG, GLENNA D	10/29/1999	82,500	Yes										
					878/641		04/08/1992	0	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	80.060	<b>Current Tax</b>										
Remove Cap	2000		Land Value 22,316	13,434	11%	1,478	Assessed	13,740	1,100.02										
Year Frozen	0		Improvements 133,971	111,471		12,262	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-80.00										
TIF Project ID	0		<b>Total Value</b> 156,287	124,905		13,740	<b>Total Taxable</b>	12,740	1,020.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660002962	ERWIN, CARLA J &			19	150,301	1000	12,340	988.00										
2024	2024-660002962	ERWIN, CARLA J &			19	156,569	1000	11,951	961.00										
2023	2023-660002962	ERWIN, CARLA J &			19	116,730	1000	11,574	932.00										
2022	2022-660002962	ERWIN, CARLA J &			19	114,865	1000	11,207	909.00										
2021	2021-660002962	ERWIN, CARLA J &			19	124,110	1000	10,852	870.00										
2020	2020-660002962	ERWIN, CARLA J &			19	122,005	1000	10,507	849.00										
2019	2019-660002962	ERWIN, CARLA J &			19	117,073	1000	10,172	840.00										
2018	2018-660002962	ERWIN, CARLA J &			19	122,265	1000	9,846	822.00										
2017	2017-660002962	ERWIN, CARLA J &			19	128,155	1000	9,531	802.00										
2016	2016-660002962	VAUGHT, CARLA J			19	124,662	1000	9,224	785.00										
2015	2015-660002962	VAUGHT, CARLA J			19	121,885	1000	8,926	775.00										
2014	2014-660002962	VAUGHT, CARLA J			19	122,938	1000	8,637	776.00										
2013	2013-660002962	VAUGHT, CARLA J			19	115,997	1000	8,357	704.00										



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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.218 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 9,496.00 x 2.35 = 22,316 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 22,316		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,433 / 1,433
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	525 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1985 / 31



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	167,834	117.12	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	176,510		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	108.20	<b>Total Misc Impr</b>	+ 13,005				
<b>Roofing Adj</b>	+ 4.57	<b>Garage Cost</b>	+ 17,876				
<b>Subfloor Adj</b>	+ 1.19	<b>Total RCN</b>	= 224,709				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 41%)</b>	- 92,131				
<b>Plumbing Adj</b>	+ 9.83	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 132,578				
<b>Adj Base Cost</b>	= 135.26	<b>Lot Value</b>	+ 22,316				
<b>Total Area</b>	x 1,433	<b>Indicated Value</b>	= 154,894				
<b>Adjusted Cost</b>	= 193,828	<b>Value Per SqFt</b>	108.09				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	132,578		
<b>Lot Value</b>	22,316		
<b>Indicated Value</b>	154,894	108.09	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	1,393		
<b>Total Value</b>	156,287	109.06	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	7494	16x4		64	24.07		1,540
PRCH	SLAB PORCH - COVERED	7495	21x13		273	23.33		6,369



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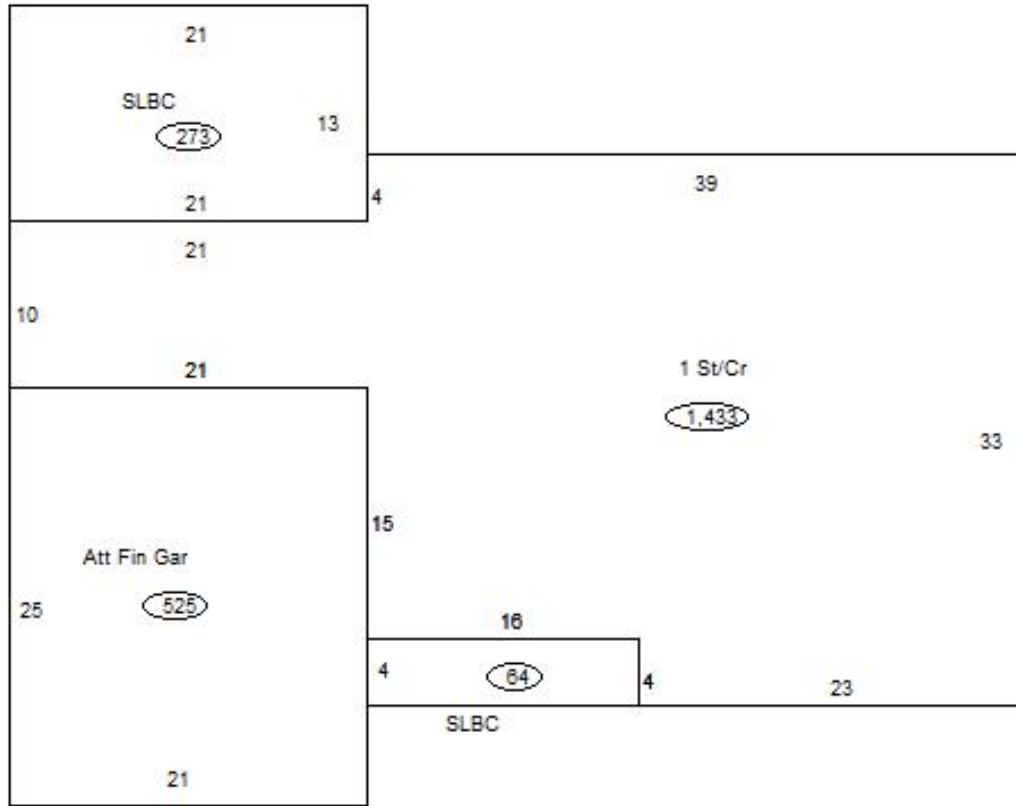
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### Sketch Image

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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	1,433	1.000	1,433
2	G	5		13	Att Fin Gar	525	1.000	525
3	M	PRCH		13	SLBC	64	1.000	64
4	M	PRCH		13	SLBC	273	1.000	273
<b>Total Building Area</b>						1,433		1,433



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual	2	Cond 3	Year 2010	Eff Age 12	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (21.50 x 120)		2,580		2,580		1,393