



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	660002968				<p>660002968 11/11/25</p> <p>660002968_002.JPG 11/14/2025</p>				
Parcel ID	000000-00-0-00135-003-0021								
Cadastral ID	04-19-17-05170								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	19 - INOLA OT								
Name ID	88684								
DOSS, JAMES A & KATHY L									
1 OAK DRIVE INOLA OK 74036-0000									
Parcel Location									
Situs	30966 S OAK DR								
Subdivision	CARPENTER								
Lot/Block	0021 / 0003	Parcel Size	1 - Lots						
Sec/Twn/Rng	4 / 19 / 17 / 5								
Neighborhood	1009 - R-V03-SE INOLA								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.16163488 -95.50237773									
Building Permits									
LOT 21 BLOCK 3 CARPENTER									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	920/427	REED, HERSHEL	06/29/1993	60,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	0	Land Value	35,448	27,634	11%	3,040	Assessed	10,139	811.73
Year Frozen	0	Improvements	107,790	64,536		7,099	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00
TIF Project ID	0	Total Value	143,238	92,170		10,139	Total Taxable	9,139	732.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660002968	DOSS, JAMES A & KATHY L			19	120,379	1000	8,844	708.00
2024	2024-660002968	DOSS, JAMES A & KATHY L			19	145,145	1000	8,556	688.00
2023	2023-660002968	DOSS, JAMES A & KATHY L			19	87,808	1000	8,279	667.00
2022	2022-660002968	DOSS, JAMES A & KATHY L			19	87,807	1000	8,009	650.00
2021	2021-660002968	DOSS, JAMES A & KATHY L			19	79,509	1000	7,746	621.00
2020	2020-660002968	DOSS, JAMES A & KATHY L			19	78,470	1000	7,541	609.00
2019	2019-660002968	DOSS, JAMES A & KATHY L			19	75,378	1000	7,292	602.00
2018	2018-660002968	DOSS, JAMES A & KATHY L			19	75,838	1000	7,322	611.00
2017	2017-660002968	DOSS, JAMES A & KATHY L			19	73,447	1000	7,080	596.00
2016	2016-660002968	DOSS, JAMES A & KATHY L			19	72,352	1000	6,959	592.00
2015	2015-660002968	DOSS, JAMES A & KATHY L			19	90,953	1000	8,849	768.00
2014	2014-660002968	DOSS, JAMES A & KATHY L			19	92,067	1000	8,562	769.00
2013	2013-660002968	DOSS, JAMES A & KATHY L			19	94,502	1000	8,283	698.00



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Lot Data	Square-Foot - NBHD 1009 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.6689	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	72,697.00 x .49 = 35,448	
Factor Value		
Adjustments	1.0000	
Lot Value	35,448	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Masonry, Concrete Blc
Base/Total Area	1,712 / 1,712
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,712
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	432 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

Cost Approach		Manual : 01/2025	
Base Cost	97.60	Total Misc Impr	+ 23,057
Roofing Adj	+ 5.44	Garage Cost	+ 17,950
Subfloor Adj	+ -2.28	Total RCN	= 252,011
Heat/Cool Adj	+ 12.64	Depreciation (58%)	- 146,166
Plumbing Adj	+ 9.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 105,845
Adj Base Cost	= 123.25	Lot Value	+ 35,448
Total Area	x 1,712	Indicated Value	= 141,293
Adjusted Cost	= 211,004	Value Per SqFt	82.53

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	192,368	112.36	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,845		
Lot Value	35,448		
Indicated Value	141,293	82.53	Per SqFt
Agland Value			
Site Improvements	1,945		
Total Value	143,238	83.67	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	7510		696	696	25.06		17,442



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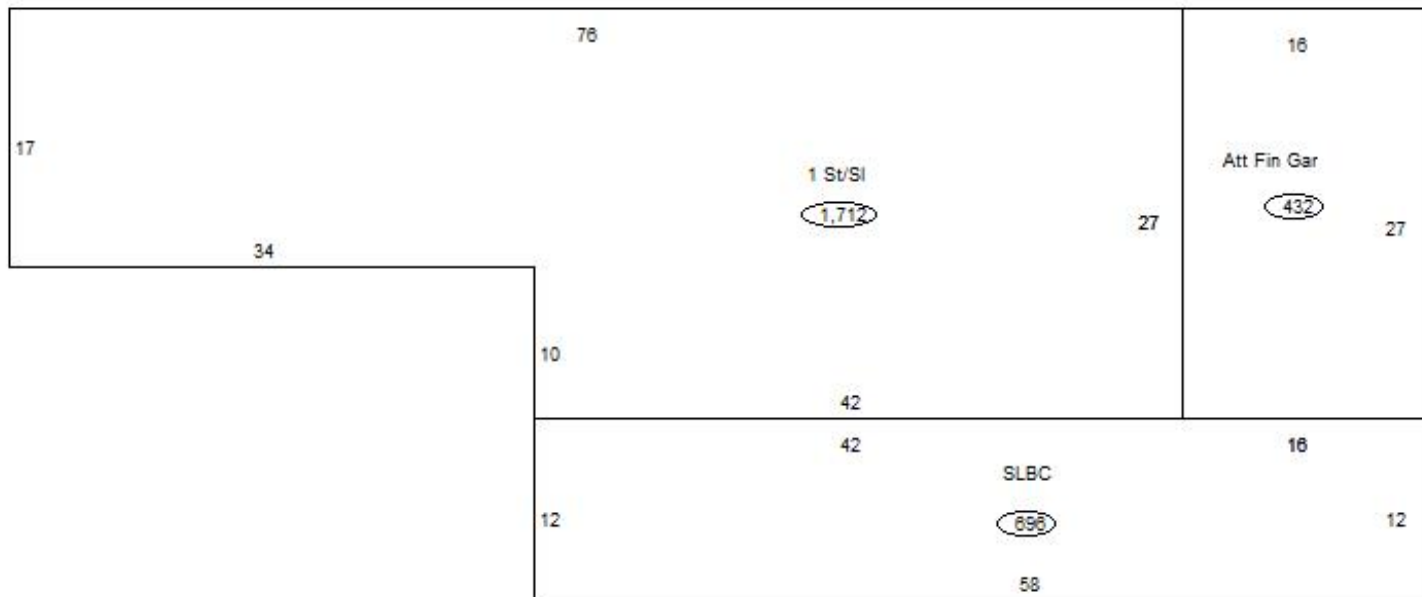
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Sketch Image

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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/SI	1,712	1.000	1,712
2	G	5		13	Att Fin Gar	432	1.000	432
3	M	PRCH		13	SLBC	696	1.000	696
Total Building Area						1,712		1,712



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	22x40x10	Dirt	Formed Metal	880	
	Qual	3	Cond 3	Year	2000	Eff Age	20
		Valuation Summary	Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD	
		Base Cost (7.13 x 880)	6,274		6,274	4,329	1,945