



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	660002971				<p>660002971 11/11/25</p> <p>660002971_001.JPG 11/14/2025</p>									
Parcel ID	000000-00-0-00135-003-0024													
Cadastral ID	04-19-17-05200													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	19 - INOLA OT													
Name ID	328034													
WHITLEY, KEVIN & CAROLE														
30895 S OAK DR INOLA OK 74036-0000														
Parcel Location														
Situs	30895 S OAK DR													
Subdivision	CARPENTER													
Lot/Block	0024 / 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: 36.16183586 -95.50031777														
LOT 24 BLOCK 3 CARPENTER														
Building Permits														
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
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										
/	SCHUMANN, JESSICA & MATTHEW	06/26/2019	252,500	YES										
2614/19	ALSIP, RUSSELL D & TERESA LEANN	02/16/2017	235,000	YES										
2474/388	BECK, DAVID L & PAMELA A	05/19/2015	224,500	YES										
1052/665	WEAVER, GREGORY G	01/15/1997	14,500	Yes										
988/336	COLPITT, JAMES R TRUSTEE	05/01/1995	13,000	No										
974/681	COLPITT, JAMES R TRUSTEE	11/23/1994	11,000	Yes										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2020	Land Value	35,363	35,363	11%	3,890	Assessed	25,701 2,057.62						
Year Frozen	0	Improvements	198,282	198,282		21,811	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -80.00						
TIF Project ID	0	Total Value	233,645	233,645		25,701	Total Taxable	24,701 1,978.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002971	WHITLEY, KEVIN & CAROLE	19	230,590	1000	24,365	1,951.00							
2024	2024-660002971	WHITLEY, KEVIN & CAROLE	19	260,718	1000	27,679	2,226.00							
2023	2023-660002971	WHITLEY, KEVIN & CAROLE	19	253,915	1000	26,931	2,169.00							
2022	2022-660002971	WHITLEY, KEVIN & CAROLE	19	256,778	1000	27,246	2,210.00							
2021	2021-660002971	WHITLEY, KEVIN & CAROLE	19	262,961	1000	27,926	2,238.00							
2020	2020-660002971	WHITLEY, KEVIN & CAROLE	19	258,731	1000	27,461	2,218.00							
2019	2019-660002971	WHITLEY, KEVIN & CAROLE	19	230,675	0	25,375	2,096.00							
2018	2018-660002971	SCHUMANN, JESSICA & MATTHEW	19	236,686	0	26,036	2,173.00							
2017	2017-660002971	SCHUMANN, JESSICA & MATTHEW	19	229,831	1000	24,281	2,043.00							
2016	2016-660002971	ALSIP, RUSSELL D & TERESA LEANN	19	224,018	1000	23,642	2,011.00							
2015	2015-660002971	ALSIP, RUSSELL D & TERESA LEANN	19	210,109	1000	20,927	1,816.00							
2014	2014-660002971	BECK, DAVID L & PAMELA A	19	211,898	1000	20,289	1,822.00							
2013	2013-660002971	BECK, DAVID L & PAMELA A	19	199,608	1000	19,669	1,657.00							



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Lot Data	Square-Foot - NBHD 1009 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.6591	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	72,270.00 x .49 = 35,363	
Factor Value		
Adjustments	1.0000	
Lot Value	35,363	

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	1,841 / 1,841
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,841
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	716 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1997 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	221,650 120.40 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	291,470 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.47	Total Misc Impr	+	22,858			
Roofing Adj	+ 4.34	Garage Cost	+	23,048			
Subfloor Adj	+ -1.14	Total RCN	=	279,271			
Heat/Cool Adj	+ 11.47	Depreciation (29%)	-	80,989			
Plumbing Adj	+ 9.62	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	198,282			
Adj Base Cost	= 126.76	Lot Value	+	35,363			
Total Area	x 1,841	Indicated Value	=	233,645			
Adjusted Cost	= 233,365	Value Per SqFt		126.91			

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	198,282
Lot Value	35,363
Indicated Value	233,645 126.91 Per SqFt
Agland Value	
Site Improvements	
Total Value	233,645 126.91 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
SHLT	STORM SHELTER	0		1	2011	0.00		
PRCH	SLAB PORCH - COVERED	7526	30x6		180	23.64		4,255
PRCH	SLAB PORCH - COVERED	7527	599		599	22.55		13,507

