



# 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	660002972				<p>660002972_001.JPG 11/14/2025</p>									
Parcel ID	000000-00-0-00135-003-0025													
Cadastral ID	04-19-17-05210													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	19 - INOLA OT													
Name ID	320758													
JENKS, TOMMY D & MELINDA S														
30982 S CARPENTER LN INOLA OK 74036-0000														
<b>Parcel Location</b> Situs 30982 S CARPENTER LN Subdivision CARPENTER Lot/Block 0025 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 19 / 17 / 5 Neighborhood 1009 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS														
<b>Legal Description</b> Lat/Long: 36.16191673 -95.49952281														
<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>R13</td> <td>R13-NEW ADDITION TO SFR</td> <td>03/2012</td> <td>05/2012</td> <td>63,435</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R13	R13-NEW ADDITION TO SFR	03/2012	05/2012	63,435
Number	Description	Opened	Closed	Amount										
R13	R13-NEW ADDITION TO SFR	03/2012	05/2012	63,435										
<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	2614/106	EASUM, DIANNE MARIE	02/24/2017	205,000	YES					
H	Homestead	No	1,000		2096/524	US BANK NA	03/17/2010	149,000	3					
					2049/500	CRITTENDEN, GARRICK &	08/10/2009	0	10					
					1715/203	HANEY, CHRISTOPHER B &	09/14/2005	161,000	YES					
					1152/844	HOOSIER, LEONARD G &	01/20/1999	119,000	No					
					1008/681	DYER, EARL CONSTRUCTION	11/22/1995	92,500	Yes					
<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	2018	Land Value	32,814	32,814	11%	3,610	Assessed	26,928	2,155.86					
Year Frozen	0	Improvements	236,498	211,985		23,318	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00					
TIF Project ID	0	<b>Total Value</b>	269,312	244,799		26,928	<b>Total Taxable</b>	25,928	2,076.00					
<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	2025-660002972	JENKS, TOMMY D & MELINDA S	19	257,529	1000	25,144	2,013.00							
2024	2024-660002972	JENKS, TOMMY D & MELINDA S	19	286,401	1000	24,382	1,961.00							
2023	2023-660002972	JENKS, TOMMY D & MELINDA S	19	224,027	1000	23,643	1,904.00							
2022	2022-660002972	JENKS, TOMMY D & MELINDA S	19	229,493	1000	23,607	1,915.00							
2021	2021-660002972	JENKS, TOMMY D & MELINDA S	19	217,182	1000	22,890	1,834.00							
2020	2020-660002972	JENKS, TOMMY D & MELINDA S	19	213,738	1000	22,293	1,801.00							
2019	2019-660002972	JENKS, TOMMY D & MELINDA S	19	205,588	1000	21,615	1,786.00							
2018	2018-660002972	JENKS, TOMMY D & MELINDA S	19	209,551	1000	22,051	1,841.00							
2017	2017-660002972	JENKS, TOMMY D & MELINDA S	19	219,974	1000	22,068	1,857.00							
2016	2016-660002972	EASUM, DIANNE MARIE	19	214,236	1000	21,396	1,820.00							
2015	2015-660002972	EASUM, DIANNE MARIE	19	202,055	1000	20,744	1,800.00							
2014	2014-660002972	EASUM, DIANNE MARIE	19	203,753	1000	20,111	1,806.00							
2013	2013-660002972	EASUM, DIANNE MARIE	19	191,976	20496		.00							



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Lot Data	Square-Foot - NBHD 1009 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3666	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	59,528.00 x .55 = 32,814	
Factor Value		
Adjustments	1.0000	
Lot Value	32,814	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Frame, Siding, Wood 15% Veneer, Masonry
Base/Total Area	1,558 / 2,539
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,558
Fixture/RghIn	15 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	582 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1995 / 23

Cost Approach		Manual : 01/2025	
Base Cost	88.05	Total Misc Impr	+ 21,054
Roofing Adj	+ 3.03	Garage Cost	+ 22,454
Subfloor Adj	+ -1.42	Total RCN	= 324,093
Heat/Cool Adj	+ 12.64	Depreciation ( 28%)	- 90,746
Plumbing Adj	+ 8.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 233,347
Adj Base Cost	= 110.51	Lot Value	+ 32,814
Total Area	x 2,539	Indicated Value	= 266,161
Adjusted Cost	= 280,585	Value Per SqFt	104.83

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	284,445	112.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	288,550		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	233,347		
Lot Value	32,814		
Indicated Value	266,161	104.83	Per SqFt
Agland Value			
Site Improvements	3,151		
Total Value	269,312	106.07	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
PATO	SLAB PORCH - OPEN	7530	28x12		336	8.77		2,947
PRCH	SLAB PORCH - COVERED	7532	492		492	25.39		12,492



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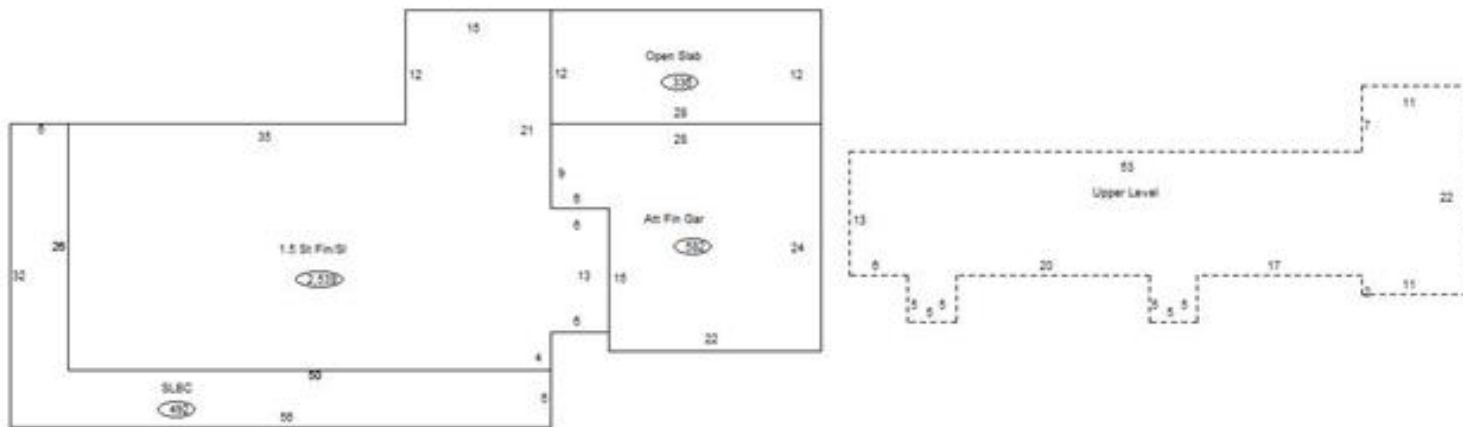
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,558	1.630	2,539
2	G	5		13	Att Fin Gar	582	1.000	582
3	M	PATO		13	Open Slab	336	1.000	336
4	U	^UL	Overhang	13	Upper Level	981	1.000	981
5	M	PRCH		13	SLBC	492	1.000	492
<b>Total Building Area</b>						1,558		2,539



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	18x20x10	Concrete	Formed Metal	360
	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 (16.21 x 360)		5,836		5,836 2,685		3,151