



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:22:58
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Assessment Data					Primary Image																																																																																																																				
Account 660002973 Parcel ID 000000-00-0-00135-003-0026 Cadastral ID 04-19-17-05220 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 295596 CORNETT, JASON L & AUDRA K 30922 S CARPENTER LN INOLA OK 74036-0000					<p>660002973 11/11/25</p> <p>660002973_003.JPG 11/14/2025</p>																																																																																																																				
Parcel Location Situs 30922 S CARPENTER LN Subdivision CARPENTER Lot/Block 0026 / 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 Lot/Long: 36.16227284 -95.49983814					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1009 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.6138	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	26,738.00 x .68 = 18,182	
Factor Value		
Adjustments	1.0000	
Lot Value	18,182	

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	100% Veneer, Masonry
Base/Total Area	1,732 / 2,044
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	572 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1987 / 29

660002973	11/11/25
660002973_003.JPG	11/14/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	235,239	115.09	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	257,020 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.33	Total Misc Impr	+	7,960			
Roofing Adj	+ 4.10	Garage Cost	+	22,165			
Subfloor Adj	+ 0.00	Total RCN	=	286,892			
Heat/Cool Adj	+ 12.64	Depreciation (36%)	-	103,281			
Plumbing Adj	+ 9.55	Lump Sums	+	13,530			
Basement Adj	+ 0.00	RCNLD	=	197,141			
Adj Base Cost	= 125.62	Lot Value	+	18,182			
Total Area	x 2,044	Indicated Value	=	215,323			
Adjusted Cost	= 256,767	Value Per SqFt		105.34			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	197,141		
Lot Value	18,182		
Indicated Value	215,323	105.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	215,323	105.34	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	7535	22x4		88	26.65		2,345
WODC	Wood Deck - Covered	7536	456		456	29.67		13,530



Rogers

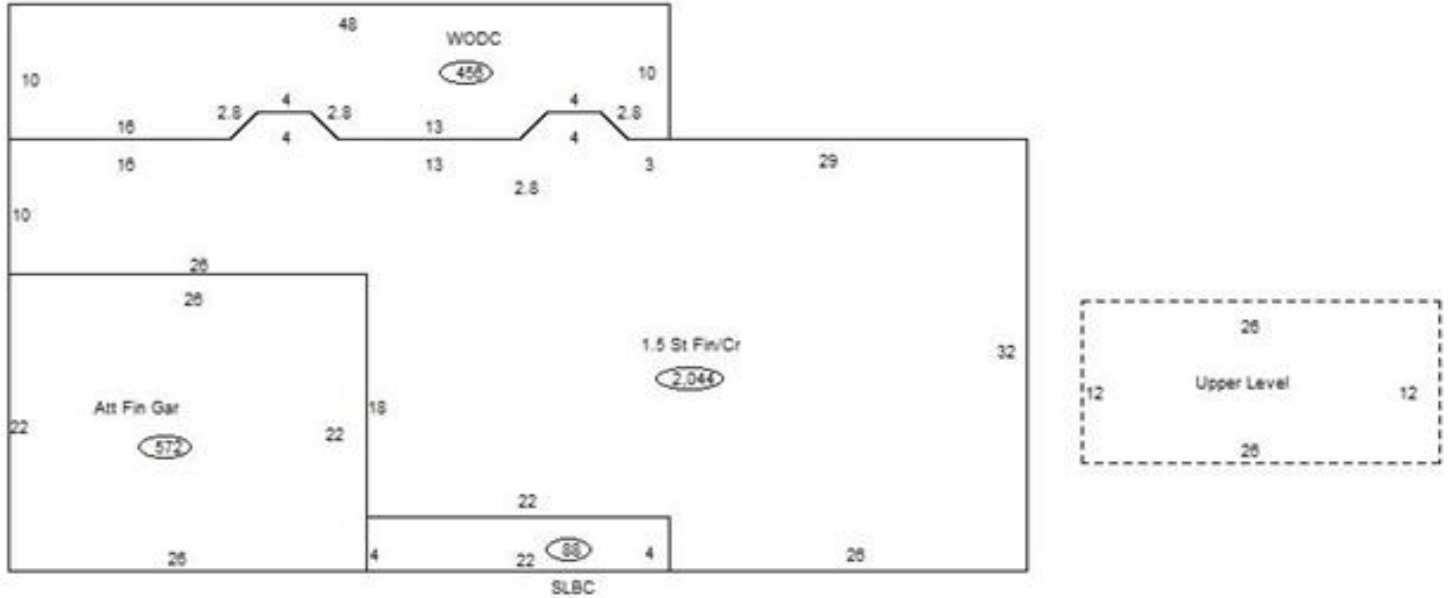
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Sketch Image

660002973



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,732	1.180	2,044
2	G	5		13	Att Fin Gar	572	1.000	572
3	M	PRCH		13	SLBC	88	1.000	88
4	M	WODC		13	WODC	456	1.000	456
5	U	^UL	Overhang	13	Upper Level	312	1.000	312
Total Building Area						1,732		2,044