




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:47:59
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003463 Parcel ID 000000-00-0-50040-016-0012 Cadastral ID 05-19-17-02480 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 314782 GIBSON INVESTMENT PROPERTIES LLC 28699 S 4170 RD INOLA OK 74036-0000 Parcel Location Situs 00119 E COMMERCIAL Subdivision GRANDVIEW Lot/Block 0012 / 0016 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 1205 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>660003463 12/04/25</p> <p>660003463_001.JPG 12/6/2025</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size Lot Count Units Buildable 7000 Non-Ag Acres 0.1298 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 5,653.00 x 2.35 = 13,285 Factor Value Adjustments 1.0000 Lot Value 13,285		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,421 / 1,421
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	462 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1962 / 48

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 122,075 85.91 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 120,720 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.26	Total Misc Impr	+ 5,248	Roofing Adj	+ 4.03	Garage Cost	+ 13,772
Subfloor Adj	+ 2.40	Total RCN	= 182,606	Heat/Cool Adj	+ 10.30	Depreciation (57%)	- 104,085
Plumbing Adj	+ 8.13	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 78,521
Adj Base Cost	= 115.12	Lot Value	+ 13,285	Total Area	x 1,421	Indicated Value	= 91,806
		Value Per SqFt	64.61	Adjusted Cost	= 163,586		

Value Reconciliation
Selected Approach Cost Approach Improvements 78,521 Lot Value 13,285 Indicated Value 91,806 64.61 Per SqFt Agland Value Site Improvements Total Value 91,806 64.61 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8485	25x5		125	20.90		2,613
PATO	SLAB PORCH - OPEN	8486	22x14		308	7.89		2,430
PATO	SLAB PORCH - OPEN	8487	5x4		20	10.24		205



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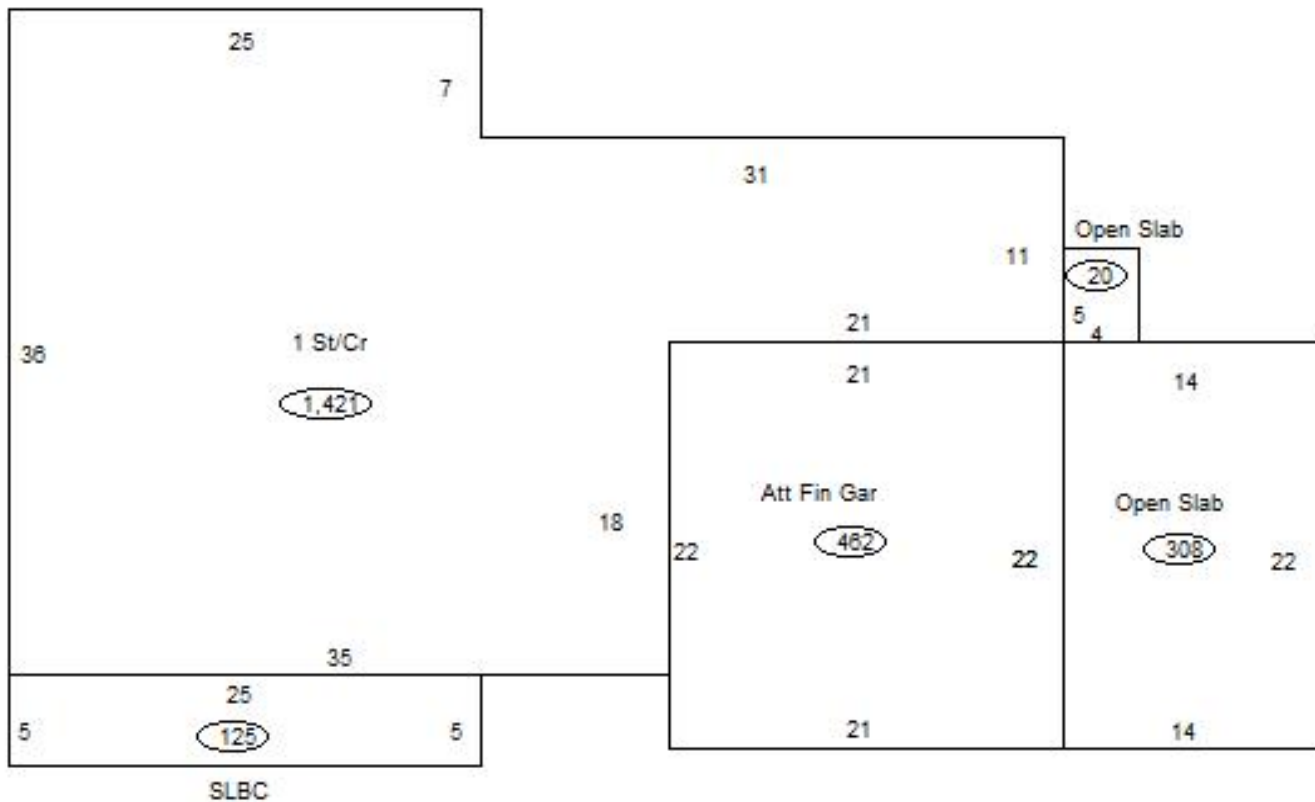
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Sketch Image

660003463



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,421	1.000	1,421
2	G	5		13	Att Fin Gar	462	1.000	462
3	M	PRCH		13	SLBC	125	1.000	125
4	M	PATO		13	Open Slab	308	1.000	308
5	M	PATO		13	Open Slab	20	1.000	20
Total Building Area						1,421		1,421