




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	660003491				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0610\IMG_0068. 6/16/2021</p>									
Parcel ID	000000-00-0-50040-048-0011													
Cadastral ID	05-19-17-02760													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	19 - INOLA OT													
Name ID	335515													
KRAFFT, MICHELLE														
315 B ST NW INOLA OK 74036-0000														
Parcel Location														
Situs	00315 B ST NW													
Subdivision	GRANDVIEW													
Lot/Block	0011 / 0048	Parcel Size	1 - Lots											
Sec/Twn/Rng	5 / 19 / 17 / 5													
Neighborhood	1205 - R-V03-SE INOLA													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.15368464 -95.51486565														
LOT 11 BLOCK 48 GRANDVIEW														
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										
/	KOSTER, DAKOTA	08/12/2021	150,000	YES										
2678/95	ADAMS, DANIEL & SHARI	11/30/2017	65,000	YES										
1179/852	ADAMS, LLOYD L & SANDRA K	06/30/1999	40,000	No										
847/350			16,500	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2022	Land Value	16,452	16,452	11%	1,810	Assessed	11,475 918.69						
Year Frozen	0	Improvements	106,692	87,861		9,665	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -80.00						
TIF Project ID	0	Total Value	123,144	104,313		11,475	Total Taxable	10,475 839.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003491	KRAFFT, MICHELLE	19	101,275	1000	10,140	812.00							
2024	2024-660003491	KRAFFT, MICHELLE	19	117,273	1000	11,900	957.00							
2023	2023-660003491	KRAFFT, MICHELLE	19	150,000	1000	15,501	1,248.00							
2022	2022-660003491	KRAFFT, MICHELLE	19	149,968	1000	15,497	1,257.00							
2021	2021-660003491	KRAFFT, MICHELLE	19	63,915	0	7,031	563.00							
2020	2020-660003491	KOSTER, DAKOTA	19	62,854	0	6,914	559.00							
2019	2019-660003491	KOSTER, DAKOTA	19	62,052	0	6,826	564.00							
2018	2018-660003491	KOSTER, DAKOTA	19	69,189	0	7,611	635.00							
2017	2017-660003491	ADAMS, DANIEL & SHARI	19	68,600	0	7,547	635.00							
2016	2016-660003491	ADAMS, DANIEL & SHARI	19	66,815	0	7,350	625.00							
2015	2015-660003491	ADAMS, DANIEL & SHARI	19	65,322	0	7,186	624.00							
2014	2014-660003491	ADAMS, DANIEL & SHARI	19	65,830	0	6,845	615.00							
2013	2013-660003491	ADAMS, DANIEL & SHARI	19	64,443	0	6,519	549.00							



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Lot Data		Square-Foot - NBHD 1205 #1	
Lot Size			
Lot Count			
Units Buildable	7000		
Non-Ag Acres	0.1607		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	7,001.00 x 2.35 = 16,452		
Factor Value			
Adjustments	1.0000		
Lot Value	16,452		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	1,247 / 1,247
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	246 Carport - Gable Roof 1 Stalls
Remodel	STANDARD -
Year/Eff Age	1973 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	135,199	108.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	141,680		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	109.53	Total Misc Impr	+	1,841	
Roofing Adj	+ 5.08	Garage Cost	+	2,421	
Subfloor Adj	+ 0.00	Total RCN	=	173,106	
Heat/Cool Adj	+ 12.64	Depreciation (39%)	-	67,511	
Plumbing Adj	+ 8.15	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	105,595	
Adj Base Cost	= 135.40	Lot Value	+	16,452	
Total Area	x 1,247	Indicated Value	=	122,047	
Adjusted Cost	= 168,844	Value Per SqFt		97.87	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,595		
Lot Value	16,452		
Indicated Value	122,047	97.87	Per SqFt
Agland Value			
Site Improvements	1,097		
Total Value	123,144	98.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	8549	17x10		170	10.83		1,841



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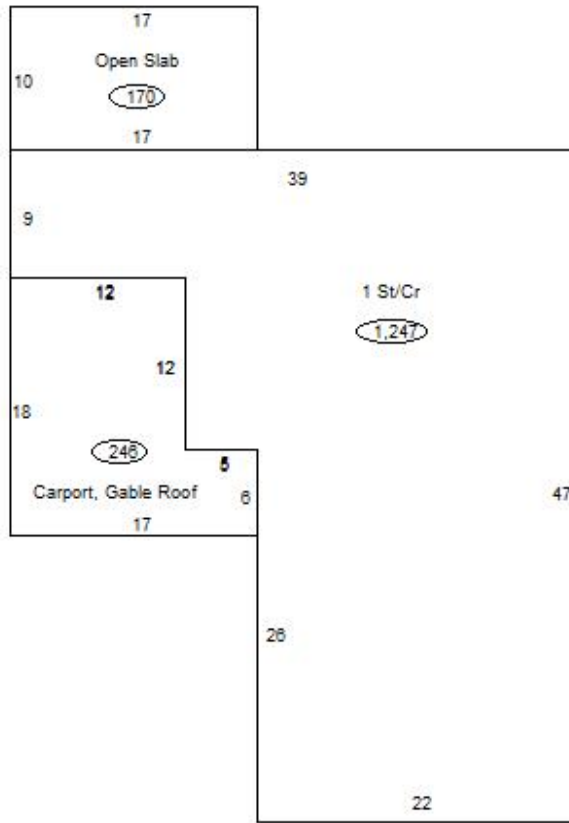
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,247	1.000	1,247
2	G	3		13	Carport, Gable Roof	246	1.000	246
3	M	PATO		13	Open Slab	170	1.000	170
Total Building Area						1,247		1,247



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x8	Plank	Formed Metal	100
	Qual	2	Cond 3	Year	2005	Eff Age
Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
Base Cost (22.85 x 100)		2,285		2,285		1,188
						1,097