



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 06:08:24  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003496 <b>Parcel ID</b> 000000-00-0-50040-052-0004 <b>Cadastral ID</b> 05-19-17-02810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 19 - INOLA OT <b>Name ID</b> 147734 MCKINNEY, FREDDY GENE &  MELBA JEAN TRUSTEES 240 B ST NW INOLA OK 74036-0000					<p>660003496 12/04/25</p> <p>660003496_001.JPG 12/6/2025</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 00240 B ST <b>Subdivision</b> GRANDVIEW <b>Lot/Block</b> 0004 / 0052 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 5 / 19 / 17 / 5 <b>Neighborhood</b> 1205 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.15292369 -95.51418753					<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>R25 467689</td> <td>NEW SFR 1562 SQ FT</td> <td>12/2025</td> <td></td> <td>208,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 467689	NEW SFR 1562 SQ FT	12/2025		208,000																																																																																																						
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Lot Data		Square-Foot - NBHD 1205 #1		Primary Image				
Lot Size				<p>660003496 12/04/25</p> <p>660003496_001.JPG 12/6/2025</p>				
Lot Count								
Units Buildable	14000							
Non-Ag Acres	0.3214							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	14,002.00 x 2.35 = 32,905							
Factor Value								
Adjustments	1.0000							
Lot Value	32,905							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	0 / 0							
Style								
HVAC								
Roof Cover								
Area on Slab	0							
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	32,905				
Total Area	x 0	Indicated Value	=	32,905				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value

660003496

12/04/25

660003496\_001.JPG

12/6/2025

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	114,824	Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	140,060	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements			
Lot Value	32,905		
Indicated Value	32,905	0.00	Per SqFt
Agland Value			
Site Improvements	746		
Total Value	33,651	0.00	Total Value Per SqFt



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Sketch Image

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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x6x5	Plank	Formed Metal	48	
	Qual	2	Cond 2	Year	2010	Eff Age	16
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (32.38 x 48)	1,554		1,554	808	746