



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 06:51:38  
 Page 1

Assessment Data					Primary Image									
Account	660003502													
Parcel ID	000000-00-0-50040-053-0007													
Cadastral ID	05-19-17-02870													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	3											
Tax Area	19 - INOLA OT													
Name ID	279628													
DUNCAN, DANNY JR														
240 A ST NW INOLA OK 74036-0000														
<b>Parcel Location</b>														
Situs	00240 A ST NW													
Subdivision	GRANDVIEW													
Lot/Block	0007 / 0053	Parcel Size	2 - Lots											
Sec/Twn/Rng	5 / 19 / 17 / 5													
Neighborhood	1205 - R-V03-SE INOLA													
School District	S005 - INOLA SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.15327091 -95.51293047														
LOTS 5-6 LESS S 36' LOT 6 BLOCK 53 GRANDVIEW														
<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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
<b>Exemptions</b>														
Code	Type	Active	Maximum	Exemption	<b>Sale History</b>									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1374/756	DYER, EARL & FLOY	04/30/2002	96,000	YES					
					1221/792	TANNER, MORTON C	03/31/2000	20,000	Yes					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2003	Land Value	21,058	11,025	11%	1,213	Assessed	15,601	1,249.02					
Year Frozen	0	Improvements	146,966	130,798		14,388	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00					
TIF Project ID	0	Total Value	168,024	141,823		15,601	Total Taxable	14,601	1,169.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003502	DUNCAN, DANNY JR	19	163,629	1000	14,146	1,133.00							
2024	2024-660003502	DUNCAN, DANNY JR	19	171,481	1000	13,705	1,102.00							
2023	2023-660003502	DUNCAN, DANNY JR	19	137,959	1000	13,277	1,069.00							
2022	2022-660003502	DUNCAN, DANNY JR	19	134,701	1000	12,861	1,043.00							
2021	2021-660003502	DUNCAN, DANNY JR	19	122,647	1000	12,457	998.00							
2020	2020-660003502	DUNCAN, DANNY JR	19	121,769	1000	12,066	975.00							
2019	2019-660003502	DUNCAN, DANNY JR	19	115,318	1000	11,685	965.00							
2018	2018-660003502	DUNCAN, DANNY JR	19	120,003	1000	12,200	1,018.00							
2017	2017-660003502	DUNCAN, DANNY JR	19	118,940	1000	11,874	999.00							
2016	2016-660003502	DUNCAN, DANNY JR	19	115,651	1000	11,499	978.00							
2015	2015-660003502	DUNCAN, DANNY JR	19	112,475	1000	11,135	966.00							
2014	2014-660003502	DUNCAN, DANNY JR	19	114,607	1000	10,782	968.00							
2013	2013-660003502	DUNCAN, DANNY JR	19	107,448	1000	10,439	879.00							



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 Time 06:51:38  
 Page 2

Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 8960 <b>Non-Ag Acres</b> 0.2057 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 8,961.00 x 2.35 = 21,058 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 21,058		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	40% Veneer, Masonry 60% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,284 / 1,284
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,284
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	504 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2000 / 20

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 172,219 134.13 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 5 <b>Indicated Value</b> 168,400 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104.63	<b>Total Misc Impr</b>	+ 11,060	<b>Roofing Adj</b>	+ 4.67	<b>Garage Cost</b>	+ 17,307
<b>Subfloor Adj</b>	+ -1.21	<b>Total RCN</b>	= 195,955	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 25%)</b>	- 48,989
<b>Plumbing Adj</b>	+ 10.96	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 146,966
<b>Adj Base Cost</b>	= 130.52	<b>Lot Value</b>	+ 21,058	<b>Total Area</b>	x 1,284	<b>Indicated Value</b>	= 168,024
		<b>Value Per SqFt</b>	130.86	<b>Adjusted Cost</b>	= 167,588		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 146,966 <b>Lot Value</b> 21,058 <b>Indicated Value</b> 168,024 130.86 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 168,024 130.86 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	8570		122	122	23.87		2,912
PRCH	SLAB PORCH - COVERED	8571	16x8		128	23.84		3,052



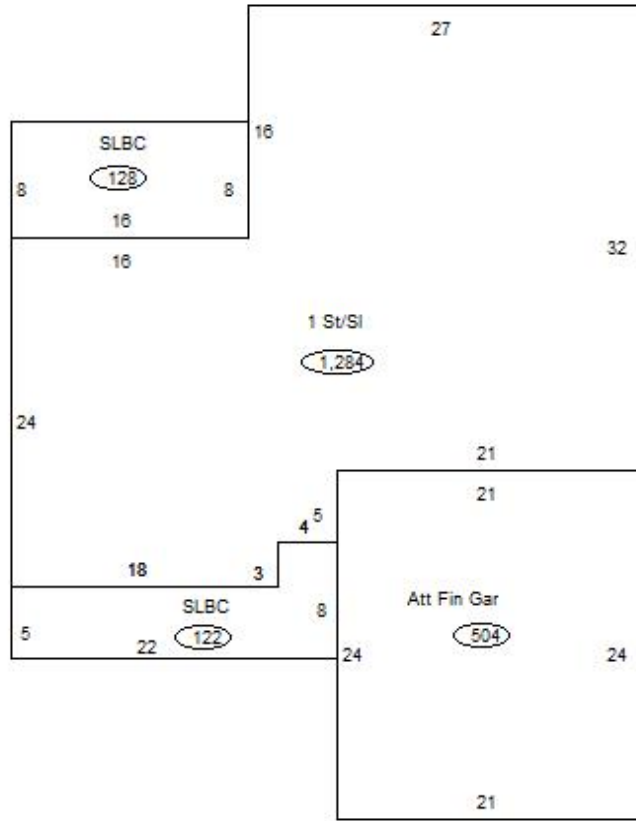
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 Time 06:51:38  
 Page 3

Sketch Image

660003502



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,284	1.000	1,284
2	G	5		13	Att Fin Gar	504	1.000	504
3	M	PRCH		13	SLBC	122	1.000	122
4	M	PRCH		13	SLBC	128	1.000	128
<b>Total Building Area</b>						1,284		1,284