




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:48:37
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003504 Parcel ID 000000-00-0-50040-053-0014 Cadastral ID 05-19-17-02890 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 220044 HOLBROOK, STEVEN P & VICTORIA L 245 NW B ST INOLA OK 74036-0000 Parcel Location Situs 00245 B ST Subdivision GRANDVIEW Lot/Block 0014 / 0053 Parcel Size 2 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 1205 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0610\IMG_0098. 6/16/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.15328211 -95.51368398 LOTS 13 & 14 BLOCK 53 GRANDVIEW																																																																																																																									
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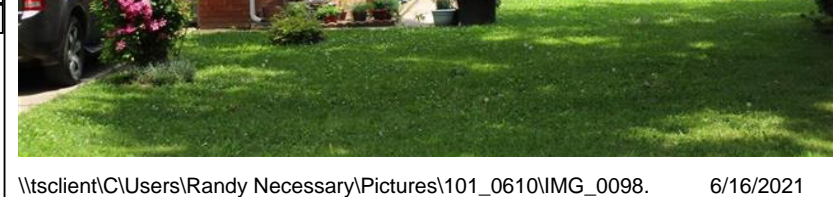
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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	14000	
Non-Ag Acres	0.3214	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,002.00 x 2.35 = 32,905	
Factor Value		
Adjustments	1.0000	
Lot Value	32,905	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,331 / 1,331
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,331
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	567 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1964 / 47



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	144,995	108.94	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	154,030		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	91,089		
Lot Value	32,905		
Indicated Value	123,994	93.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	123,994	93.16	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.17	Total Misc Impr	+	8,991			
Roofing Adj	+ 4.44	Garage Cost	+	18,966			
Subfloor Adj	+ -1.15	Total RCN	=	198,019			
Heat/Cool Adj	+ 11.47	Depreciation (54%)	-	106,930			
Plumbing Adj	+ 7.84	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	91,089			
Adj Base Cost	= 127.77	Lot Value	+	32,905			
Total Area	x 1,331	Indicated Value	=	123,994			
Adjusted Cost	= 170,062	Value Per SqFt		93.16			

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	8578		106	106	23.93		2,537
PATO	SLAB PORCH - OPEN	8579		16x8	128	10.61		1,358

