




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:00:57  
 Page 1

| Assessment Data  |                         |                     |                     |                  | Primary Image   |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
|--|-------------------------|---------------------|---------------------|------------------|---|--------------------|-------------------|----------------------|--------------------|--------|-------------|--------|--------|--------|--|--|--|--|--|
| <b>Account</b> 660003510<br><b>Parcel ID</b> 000000-00-0-50040-054-0010<br><b>Cadastral ID</b> 05-19-17-02950<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> URP VI Area 3<br><b>Tax Area</b> 19 - INOLA OT<br><b>Name ID</b> 333595<br>CARSON, MONTANA DON<br><br>105 1ST ST NW<br>INOLA OK 74036-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 00105 1ST ST NW<br><b>Subdivision</b> GRANDVIEW<br><b>Lot/Block</b> 0010 / 0054 <b>Parcel Size</b> 2 - Lots<br><b>Sec/Twn/Rng</b> 5 / 19 / 17 / 5<br><b>Neighborhood</b> 1205 - R-V03-SE INOLA<br><b>School District</b> S005 - INOLA SCHOOLS |                         |                     |                     |                  |  <p>660003510 12/04/25</p> <p>660003510_001.JPG 12/6/2025</p>   |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Legal Description</b> Lat/Long: 36.15163385 -95.51231931  |                         |                     |                     |                  |   |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| LOTS 9 & 10 BLOCK 54 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> |                    |                   |                      |                    | Number | Description | Opened | Closed | Amount |  |  |  |  |  |
| Number   | Description             | Opened              | Closed              | Amount           |   |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
|  |                         |                     |                     |                  |   |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Exemptions</b>  |                         |                     |                     |                  | <b>Sale History</b>   |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Code</b>  | <b>Type</b>             | <b>Active</b>       | <b>Maximum</b>      | <b>Exemption</b> | <b>Bk/Pg</b>  | <b>Grantor</b>     | <b>Date</b>       | <b>Price</b>         | <b>Code</b>        |        |             |        |        |        |  |  |  |  |  |
| H  | Homestead               | No                  | 1,000               |                  | /   | OLIVER, ARTIE M    | 02/12/2021        | 84,000               | YES                |        |             |        |        |        |  |  |  |  |  |
| A  | Add-Homestead           | No                  | 1,000               |                  | 2117/672  | OLIVER, TOMMY M    | 08/02/2010        | 0                    | 4                  |        |             |        |        |        |  |  |  |  |  |
| <b>Parcel Valuation</b>  |                         |                     |                     |                  |   |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Source</b>  | <b>REAL</b>             |                     | <b>Fair Cash</b>    | <b>Capped</b>    | <b>Asmnt Level</b>  | <b>Assessed</b>    | <b>Levy Rate</b>  | 80.060               | <b>Current Tax</b> |        |             |        |        |        |  |  |  |  |  |
| Remove Cap   | 2022                    |                     | Land Value 32,905   | 29,051           | 11%   | 3,196              | Assessed          | 10,697               | 856.40             |        |             |        |        |        |  |  |  |  |  |
| Year Frozen  | 2015                    |                     | Improvements 89,310 | 68,189           |   | 7,501              | Penalty           | 0                    |                    |        |             |        |        |        |  |  |  |  |  |
| Uncapped Value   | 0                       |                     | Mobile Home 0       | 0                |   | 0                  | Exemption         | 0                    | 0.00               |        |             |        |        |        |  |  |  |  |  |
| TIF Project ID   | 0                       |                     | Total Value 122,215 | 97,240           |   | 10,697             | Total Taxable     | 10,697               | 856.00             |        |             |        |        |        |  |  |  |  |  |
| <b>Assessment History</b>  |                         |                     |                     |                  |   |                    |                   |                      |                    |        |             |        |        |        |  |  |  |  |  |
| <b>Tax Year</b>  | <b>Statement Number</b> | <b>Billed Owner</b> |                     |                  | <b>Tax Area</b>   | <b>Total Value</b> | <b>Exemptions</b> | <b>Taxable Value</b> | <b>Billed Tax</b>  |        |             |        |        |        |  |  |  |  |  |
| 2025   | 2025-660003510          | CARSON, MONTANA DON |                     |                  | 19  | 97,847             | 0                 | 10,187               | 816.00             |        |             |        |        |        |  |  |  |  |  |
| 2024   | 2024-660003510          | CARSON, MONTANA DON |                     |                  | 19  | 105,315            | 0                 | 9,703                | 780.00             |        |             |        |        |        |  |  |  |  |  |
| 2023   | 2023-660003510          | CARSON, MONTANA DON |                     |                  | 19  | 84,000             | 0                 | 9,240                | 744.00             |        |             |        |        |        |  |  |  |  |  |
| 2022   | 2022-660003510          | CARSON, MONTANA DON |                     |                  | 19  | 84,189             | 0                 | 9,261                | 751.00             |        |             |        |        |        |  |  |  |  |  |
| 2021   | 2021-660003510          | CARSON, MONTANA DON |                     |                  | 19  | 57,386             | 1000              | 5,151                | 413.00             |        |             |        |        |        |  |  |  |  |  |
| 2020   | 2020-660003510          | OLIVER, ARTIE M     |                     |                  | 19  | 56,519             | 1000              | 5,151                | 416.00             |        |             |        |        |        |  |  |  |  |  |
| 2019   | 2019-660003510          | OLIVER, ARTIE M     |                     |                  | 19  | 55,918             | 1000              | 5,151                | 426.00             |        |             |        |        |        |  |  |  |  |  |
| 2018   | 2018-660003510          | OLIVER, ARTIE M     |                     |                  | 19  | 62,400             | 1000              | 5,408                | 451.00             |        |             |        |        |        |  |  |  |  |  |
| 2017   | 2017-660003510          | OLIVER, ARTIE M     |                     |                  | 19  | 61,919             | 1000              | 5,408                | 455.00             |        |             |        |        |        |  |  |  |  |  |
| 2016   | 2016-660003510          | OLIVER, ARTIE M     |                     |                  | 19  | 60,367             | 1000              | 5,408                | 460.00             |        |             |        |        |        |  |  |  |  |  |
| 2015   | 2015-660003510          | OLIVER, ARTIE M     |                     |                  | 19  | 59,412             | 1000              | 5,408                | 469.00             |        |             |        |        |        |  |  |  |  |  |
| 2014   | 2014-660003510          | OLIVER, ARTIE M     |                     |                  | 19  | 59,866             | 1000              | 5,221                | 469.00             |        |             |        |        |        |  |  |  |  |  |
| 2013   | 2013-660003510          | OLIVER, ARTIE M     |                     |                  | 19  | 60,033             | 2000              | 4,040                | 340.00             |        |             |        |        |        |  |  |  |  |  |



# Rogers

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Date 04/18/2026  
 Time 07:00:57  
 Page 2

| Lot Data  | Square-Foot - NBHD 1205 #1 | Primary Image |
|---|----------------------------|---------------|
| <b>Lot Size</b><br><b>Lot Count</b><br><b>Units Buildable</b> 14000<br><b>Non-Ag Acres</b> 0.3214<br><b>Topography</b><br><b>Street Access</b><br><b>Utilities</b><br><b>Amenities</b> LAND QUALITY 0<br>0<br><b>Method</b> Square-Foot<br><b>Base Lot Value</b> 14,002.00 x 2.35 = 32,905<br><b>Factor Value</b><br><b>Adjustments</b> 1.0000<br><b>Lot Value</b> 32,905 |                            |               |

| Residential Data       |                                   |
|------------------------|-----------------------------------|
| <b>Type</b>            | 1 Single Family Residence         |
| <b>Condition</b>       | 3 - Average                       |
| <b>Quality</b>         | 3 - Average                       |
| <b>Architecture</b>    | TRAD TRADITIONAL                  |
| <b>Style</b>           | 100% One Story                    |
| <b>Exterior Wall</b>   | 100% Frame, Siding, Wood          |
| <b>Base/Total Area</b> | 1,411 / 1,411                     |
| <b>Style</b>           | 100% One Story                    |
| <b>HVAC</b>            | 100% Wall Furnace                 |
| <b>Roof Cover</b>      | 1 Composition Shingle             |
| <b>Area on Slab</b>    | 0                                 |
| <b>Fixture/RghIn</b>   | 7 /                               |
| <b>Bed/F/H Bath</b>    | 3 / 1.0 / 1.0                     |
| <b>Basement Area</b>   |                                   |
| <b>Garage Type</b>     | 440 Carport - Gable Roof 2 Stalls |
| <b>Remodel</b>         |                                   |
| <b>Year/Eff Age</b>    | 1959 / 50                         |

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

| Multiple Regression   |
|---|
| <b>MRA Code</b> 1 Test<br><b>Adusted R</b> 0.8445<br><b>Indicated Value</b> 154,255 109.32 Per SqFt |

| Direct Comparables  |
|---|
| <b>Selection Model</b> A Adam Test<br><b>Adjustment Model</b> 1 2022 Residential<br><b>Comparables</b> 8<br><b>Indicated Value</b> 114,880 Per SqFt |

| Cost Approach        |           |                            |   | Manual : 01/2025 |  |
|----------------------|-----------|----------------------------|---|------------------|--|
| <b>Base Cost</b>     | 106.96    | <b>Total Misc Impr</b>     | + | 19,257           |  |
| <b>Roofing Adj</b>   | + 5.06    | <b>Garage Cost</b>         | + | 4,330            |  |
| <b>Subfloor Adj</b>  | + 0.00    | <b>Total RCN</b>           | = | 193,133          |  |
| <b>Heat/Cool Adj</b> | + 0.93    | <b>Depreciation ( 55%)</b> | - | 106,223          |  |
| <b>Plumbing Adj</b>  | + 7.21    | <b>Lump Sums</b>           | + | 0                |  |
| <b>Basement Adj</b>  | + 0.00    | <b>RCNLD</b>               | = | 86,910           |  |
| <b>Adj Base Cost</b> | = 120.16  | <b>Lot Value</b>           | + | 32,905           |  |
| <b>Total Area</b>    | x 1,411   | <b>Indicated Value</b>     | = | 119,815          |  |
| <b>Adjusted Cost</b> | = 169,546 | <b>Value Per SqFt</b>      |   | 84.91            |  |

| Value Reconciliation   |
|--|
| <b>Selected Approach</b> Cost Approach<br><b>Improvements</b> 86,910<br><b>Lot Value</b> 32,905<br><b>Indicated Value</b> 119,815 84.91 Per SqFt<br><b>Agland Value</b><br><b>Site Improvements</b> 2,400<br><b>Total Value</b> 122,215 86.62 Total Value Per SqFt |

| Miscellaneous Improvements |                             |           |       |         |       |           |      |        |
|----------------------------|-----------------------------|-----------|-------|---------|-------|-----------|------|--------|
| Code                       | Description                 | Sketch ID | Size  | Year    | Units | Unit Cost | Depr | Value  |
| SHLT                       | STORM SHELTER               | 0         |       | 1 2013  | 1     | 0.00      |      |        |
| EPSW                       | ENCLOSED PORCH - SOLID WALL | 8595      | 14x12 |         | 168   | 69.42     |      | 11,663 |
| PRCH                       | SLAB PORCH - COVERED        | 8596      | 14x6  |         | 84    | 26.66     |      | 2,239  |
| SOLP                       | Solar Panels                |           |       | 17 2022 | 17    | 315.00    |      | 5,355  |



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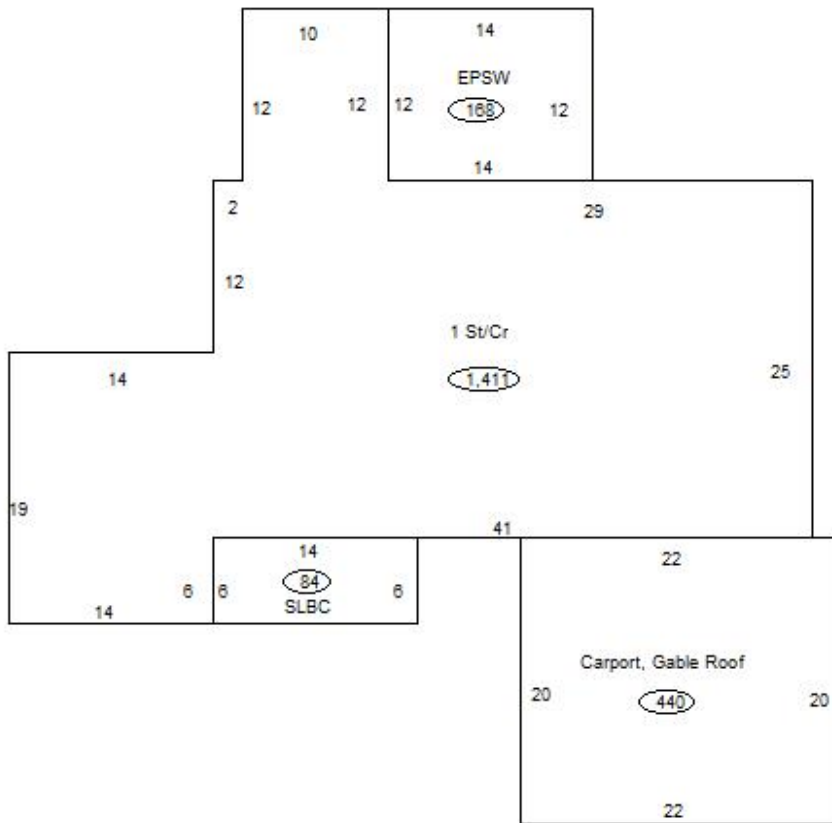
Date 04/18/2026

Time 07:00:57

Page 3

Sketch Image

660003510



Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label       | Base Area    | Multiplier | Total Area   |
|----------------------------|------|------|------------|-------|---------------------|--------------|------------|--------------|
| 1                          | R    | 1    | Crawl      | 13    | 1 St/Cr             | 1,411        | 1.000      | 1,411        |
| 2                          | M    | EPSW |            | 13    | EPSW                | 168          | 1.000      | 168          |
| 3                          | M    | PRCH |            | 13    | SLBC                | 84           | 1.000      | 84           |
| 4                          | G    | 3    |            | 13    | Carport, Gable Roof | 440          | 1.000      | 440          |
| <b>Total Building Area</b> |      |      |            |       |                     | <b>1,411</b> |            | <b>1,411</b> |



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Date 04/18/2026  
Time 07:00:57  
Page 4

660003510

### Outbuildings/Site Improvements

| Building Image   | Code | Description           | Dimensions | Floor      | Roofing                        | Total Units  |
|--|------|-----------------------|------------|------------|--------------------------------|--------------|
|  | SHDS | Shed - Small          | 16x20x8    | Base       | Galvanized Metal               | 320          |
|  | Qual | 2                     | Cond 3     | Year 2000  | Eff Age 20                     |              |
| <b>Valuation Summary</b>   |      | <b>Modifier Total</b> |            | <b>RCN</b> | <b>Depr (59% Phys/ % Func)</b> | <b>RCNLD</b> |
| Base Cost (18.29 x 320)  |      | 5,853                 |            | 5,853      | 3,453                          | 2,400        |