



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	660003514				<p>660003514_003.JPG 12/6/2025</p>				
Parcel ID	000000-00-0-50040-055-0003								
Cadastral ID	05-19-17-02980								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	19 - INOLA OT								
Name ID	271773								
LANCASTER, LOWELL W & LINDA J									
170 B ST NW INOLA OK 74036-3401									
Parcel Location									
Situs	00170 B ST								
Subdivision	GRANDVIEW								
Lot/Block	0003 / 0055	Parcel Size	2 - Lots						
Sec/Twn/Rng	5 / 19 / 17 / 5								
Neighborhood	1205 - R-V03-SE INOLA								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.15195576 -95.51355109									
Building Permits									
LOTS 2 & 3 BLOCK 55 GRANDVIEW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1181/289	CONDER, TED W	07/02/1999	54,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2000	Land Value	32,905	12,721	11%	1,399	Assessed	9,224	738.47
Year Frozen	0	Improvements	101,138	71,136		7,825	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00
TIF Project ID	0	Total Value	134,043	83,857		9,224	Total Taxable	8,224	658.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003514	LANCASTER, LOWELL W & LINDA J	19	117,689	1000	7,956	637.00		
2024	2024-660003514	LANCASTER, LOWELL W & LINDA J	19	120,787	1000	7,694	619.00		
2023	2023-660003514	LANCASTER, LOWELL W & LINDA J	19	87,692	1000	7,442	599.00		
2022	2022-660003514	LANCASTER, LOWELL W & LINDA J	19	88,937	1000	7,196	584.00		
2021	2021-660003514	LANCASTER, LOWELL W & LINDA J	19	87,166	1000	6,957	557.00		
2020	2020-660003514	LANCASTER, LOWELL W & LINDA J	19	87,635	1000	6,726	543.00		
2019	2019-660003514	LANCASTER, LOWELL W & LINDA J	19	83,233	1000	6,500	537.00		
2018	2018-660003514	LANCASTER, LOWELL W & LINDA J	19	86,825	1000	6,282	524.00		
2017	2017-660003514	LANCASTER, LOWELL W & LINDA J	19	86,087	1000	6,070	511.00		
2016	2016-660003514	LANCASTER, LOWELL W & LINDA J	19	83,815	1000	5,864	499.00		
2015	2015-660003514	LANCASTER, LOWELL W & LINDA J	19	82,298	1000	5,664	491.00		
2014	2014-660003514	LANCASTER, LOWELL W & LINDA J	19	83,835	1000	5,470	491.00		
2013	2013-660003514	LANCASTER, LOWELL W & LINDA J	19	78,957	1000	5,282	445.00		



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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			660003514_003.JPG		12/6/2025		
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	32,905			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	2 - Fair			Adusted R 0.8445				
Architecture	TRAD TRADITIONAL			Indicated Value 109,422 83.66 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	100% Frame, Siding, Wood			Selection Model A Adam Test				
Base/Total Area	1,308 / 1,308			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 7				
HVAC	100% Warmed & Cooled Air			Indicated Value 91,370 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	0			Selected Approach Cost Approach				
Fixture/RghIn	8 /			Improvements 88,534				
Bed/F/H Bath	2 / 1.0 /			Lot Value 32,905				
Basement Area				Indicated Value 121,439 92.84 Per SqFt				
Garage Type				Agland Value				
Remodel				Site Improvements 12,604				
Year/Eff Age	1986 / 30			Total Value 134,043 102.48 Total Value Per SqFt				
Cost Approach				Manual : 01/2025				
Base Cost	91.48	Total Misc Impr	+ 1,767					
Roofing Adj	+ 4.09	Garage Cost	+ 0					
Subfloor Adj	+ 2.32	Total RCN	= 152,645					
Heat/Cool Adj	+ 10.30	Depreciation (42%)	- 64,111					
Plumbing Adj	+ 7.16	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 88,534					
Adj Base Cost	= 115.35	Lot Value	+ 32,905					
Total Area	x 1,308	Indicated Value	= 121,439					
Adjusted Cost	= 150,878	Value Per SqFt	92.84					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8607	14x6		84	21.03		1,767



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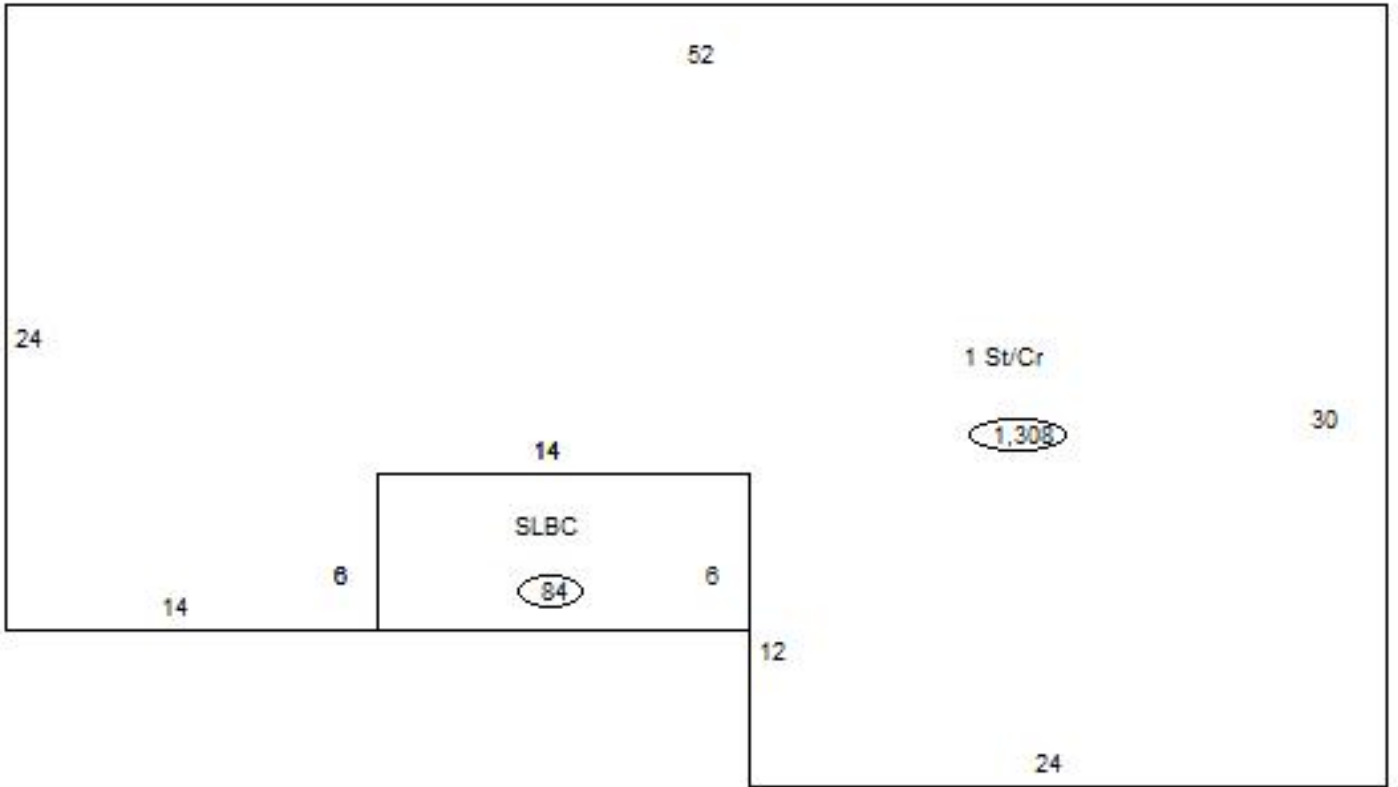
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,308	1.000	1,308
2	M	PRCH		10	SLBC	84	1.000	84
Total Building Area						1,308		1,308



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable - NCV	18x20x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (4.67 x 360)		1,681		1,681	1,681
	UTIL	Utility Building	24x20x8	Concrete	Formed Metal	480
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	
	Base Cost (33.54 x 480)		16,099		16,099	4,025
						12,074
	LNT0	Lean To - Attached	6x20x8	Dirt	Formed Metal	120
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	
	Base Cost (9.21 x 120)		1,105		1,105	575
						530