



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660003539 <b>Parcel ID</b> 000000-00-0-50040-060-0012 <b>Cadastral ID</b> 05-19-17-03220 <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> 342041 DUKE, WILLIAM BENNIE JR & BONNIE A  421 W COMMERCIAL ST INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 00421 W COMMERCIAL ST <b>Subdivision</b> GRANDVIEW <b>Lot/Block</b> 0012 / 0060 Parcel Size 3 - 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					<p>660003539 11/13/25</p> <p>660003539_001.JPG 12/6/2025</p>														
<b>Legal Description</b> Lat/Long: 36.14893530 -95.51507496																			
LOTS 10-11- & 12 BLOCK 60 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		/	3 ANCHORS FAMILY LLC	06/26/2023	200,000	YES										
					/	MERRYMAN, DELLA MARIE	01/04/2023	91,000	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	2024		Land Value 69,096	69,096	11%	7,601	Assessed	22,486	1,800.23										
Year Frozen	2011		Improvements 135,320	135,320		14,885	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 204,416	204,416		22,486	Total Taxable	22,486	1,800.00										
<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	2025-660003539	DUKE, WILLIAM BENNIE JR &			19	199,549	0	21,951	1,757.00										
2024	2024-660003539	DUKE, WILLIAM BENNIE JR &			19	202,183	0	22,240	1,788.00										
2023	2023-660003539	DUKE, WILLIAM BENNIE JR &			19	108,999	1000	7,289	587.00										
2022	2022-660003539	MERRYMAN, DELLA MARIE			19	105,747	1000	7,289	591.00										
2021	2021-660003539	MERRYMAN, DELLA MARIE			19	110,582	1000	7,289	584.00										
2020	2020-660003539	MERRYMAN, DELLA MARIE			19	109,987	1000	7,289	589.00										
2019	2019-660003539	MERRYMAN, DELLA MARIE			19	104,220	1000	7,288	602.00										
2018	2018-660003539	MERRYMAN, DELLA MARIE			19	109,105	1000	7,289	608.00										
2017	2017-660003539	MERRYMAN, DELLA MARIE			19	107,973	1000	7,289	613.00										
2016	2016-660003539	MERRYMAN, DELLA MARIE			19	105,213	1000	7,289	620.00										
2015	2015-660003539	MERRYMAN, DELLA MARIE			19	104,103	1000	7,288	632.00										
2014	2014-660003539	MERRYMAN, DELLA MARIE			19	105,056	1000	7,289	654.00										
2013	2013-660003539	MERRYMAN, DELLA MARIE			19	99,834	1000	7,288	614.00										



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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 10500 <b>Non-Ag Acres</b> 0.2411 <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> 10,501.00 x 2.35 = 24,677 <b>Factor Value</b> <b>Adjustments</b> 2.8000 <b>Lot Value</b> 69,096		

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>	100% Veneer, Stone
<b>Base/Total Area</b>	1,356 / 1,356
<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>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	360 Attached Garage - Finished 1 Stalls
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1964 / 28

660003539	11/13/25
660003539_001.JPG	12/6/2025

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>	134,636	99.29	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	162,880 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	112.93	<b>Total Misc Impr</b>	+	7,178	
<b>Roofing Adj</b>	+ 4.53	<b>Garage Cost</b>	+	13,540	
<b>Subfloor Adj</b>	+ 1.19	<b>Total RCN</b>	=	207,602	
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 38%)</b>	-	78,889	
<b>Plumbing Adj</b>	+ 7.70	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	128,713	
<b>Adj Base Cost</b>	= 137.82	<b>Lot Value</b>	+	69,096	
<b>Total Area</b>	x 1,356	<b>Indicated Value</b>	=	197,809	
<b>Adjusted Cost</b>	= 186,884	<b>Value Per SqFt</b>		145.88	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	128,713		
<b>Lot Value</b>	69,096		
<b>Indicated Value</b>	197,809	145.88	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	6,607		
<b>Total Value</b>	204,416	150.75	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	8668	309		309	23.23	7,178



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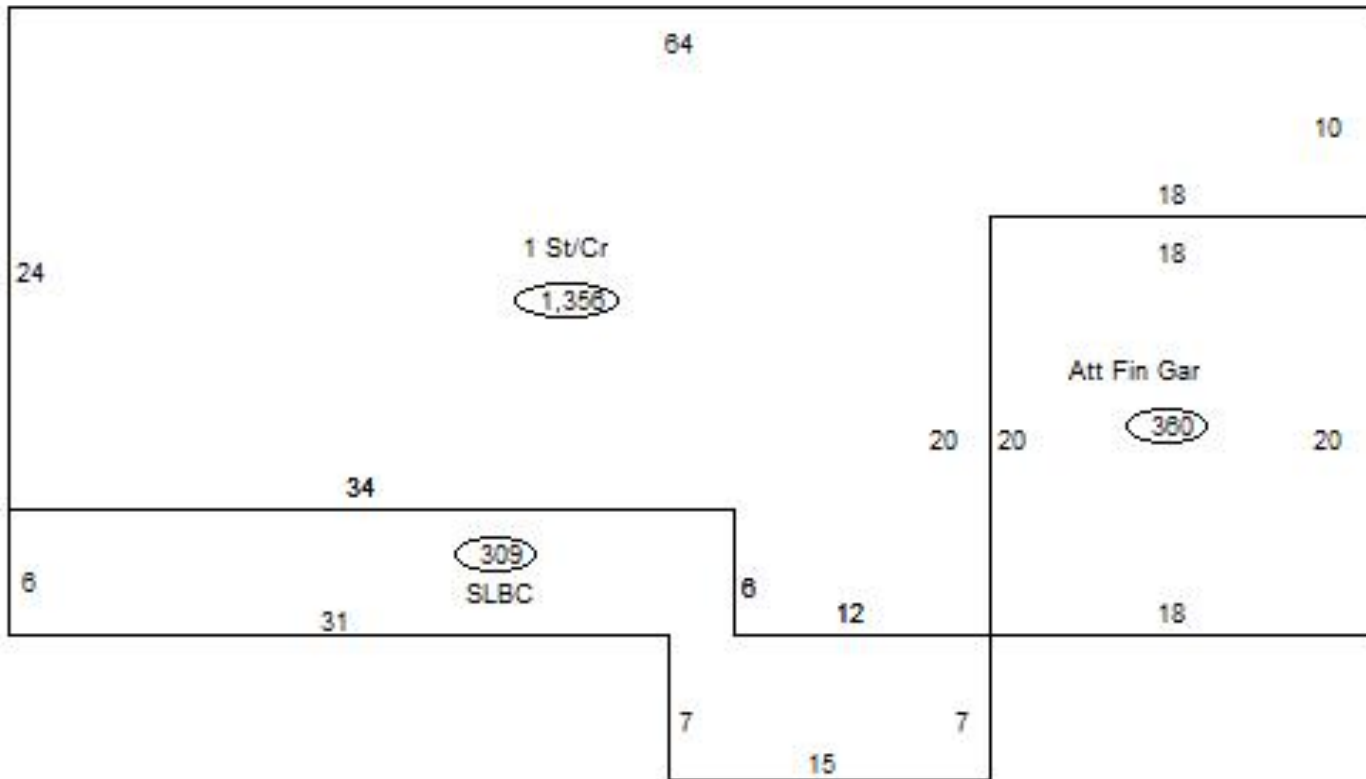
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,356	1.000	1,356
2	G	5		13	Att Fin Gar	360	1.000	360
3	M	PRCH		13	SLBC	309	1.000	309
<b>Total Building Area</b>						<b>1,356</b>		<b>1,356</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96
	Qual	2	Cond 3	Year 2010	Eff Age 12	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (22.60 x 96)	2,170	2,170	998	1,172
	GRDT	Garage - Detached	20x30x8	Concrete	Composition Shingle	600
	Qual	2	Cond 3	Year 2000	Eff Age 20	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (17.76 x 600)	10,656	10,656	5,221	5,435