



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:26:47
Page 1

Assessment Data					Primary Image				
Account	660003556								
Parcel ID	000000-00-0-50040-062-0016								
Cadastral ID	05-19-17-03400								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	19 - INOLA OT								
Name ID	338678								
PICKERING, AUSTIN & BRITTANY									
40 B ST NW INOLA OK 74036-0000									
Parcel Location									
Situs	00040 B ST NW								
Subdivision	GRANDVIEW								
Lot/Block	0016 / 0062	Parcel Size	4.4 - Lots						
Sec/Twn/Rng	5 / 19 / 17 / 5								
Neighborhood	1205 - R-V03-SE INOLA								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.15085217 -95.51266269									
Building Permits									
LOTS 15 THROUGH 18 & N 20' LOT 19 BLOCK 62 GRANDVIEW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					/	TAYLOR, JORDAN E &	06/13/2022	264,000	YES
					/	RAWDING, ERICK A & MICHELLE L	07/24/2019	184,000	YES
					1432/501	RAWDING, INEZ L	12/17/2002	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2023	Land Value	44,082	44,082	11%	4,849	Assessed	29,912	2,394.75
Year Frozen	0	Improvements	234,729	227,838		25,063	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00
TIF Project ID	0	Total Value	278,811	271,920		29,912	Total Taxable	28,912	2,315.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003556	PICKERING, AUSTIN & BRITTANY	19	264,000	0	29,040	2,325.00		
2024	2024-660003556	PICKERING, AUSTIN & BRITTANY	19	264,000	0	29,040	2,335.00		
2023	2023-660003556	PICKERING, AUSTIN & BRITTANY	19	264,000	0	29,041	2,339.00		
2022	2022-660003556	PICKERING, AUSTIN & BRITTANY	19	218,577	0	21,946	1,780.00		
2021	2021-660003556	TAYLOR, JORDAN E &	19	190,004	0	20,901	1,675.00		
2020	2020-660003556	TAYLOR, JORDAN E &	19	186,943	0	20,564	1,661.00		
2019	2019-660003556	TAYLOR, JORDAN E &	19	190,568	1000	19,963	1,649.00		
2018	2018-660003556	RAWDING, ERICK A & MICHELLE L	19	195,431	1000	20,498	1,711.00		
2017	2017-660003556	RAWDING, ERICK A & MICHELLE L	19	193,786	1000	20,081	1,690.00		
2016	2016-660003556	RAWDING, ERICK A & MICHELLE L	19	188,799	1000	19,467	1,656.00		
2015	2015-660003556	RAWDING, ERICK A & MICHELLE L	19	182,868	1000	18,871	1,637.00		
2014	2014-660003556	RAWDING, ERICK A & MICHELLE L	19	184,332	1000	18,292	1,642.00		
2013	2013-660003556	RAWDING, ERICK A & MICHELLE L	19	170,272	1000	17,730	1,493.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:26:47
 Page 2

Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,800.00 x 1.47 = 65,800	
Factor Value		
Adjustments	0.6699	
Lot Value	44,082	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,893 / 1,893
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,893
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	233,651 123.43 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	231,010 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.76	Total Misc Impr	+ 10,280	Roofing Adj	+ 4.75	Garage Cost	+ 18,200
Subfloor Adj	+ -2.25	Total RCN	= 279,870	Heat/Cool Adj	+ 12.64	Depreciation (19%)	- 53,175
Plumbing Adj	+ 8.90	Lump Sums	+ 5,462	Basement Adj	+ 0.00	RCNLD	= 232,157
Adj Base Cost	= 132.80	Lot Value	+ 44,082	Total Area	x 1,893	Indicated Value	= 276,239
		Value Per SqFt	145.93	Adjusted Cost	= 251,390		

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	232,157
Lot Value	44,082
Indicated Value	276,239 145.93 Per SqFt
Agland Value	
Site Improvements	2,572
Total Value	278,811 147.29 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	8717	15x6		90	26.65		2,399
PRCH	SLAB PORCH - COVERED	8718	85		85	26.66		2,266
WODO	WOOD DECK - OPEN	8719	19x18		342	16.99	6%	5,462



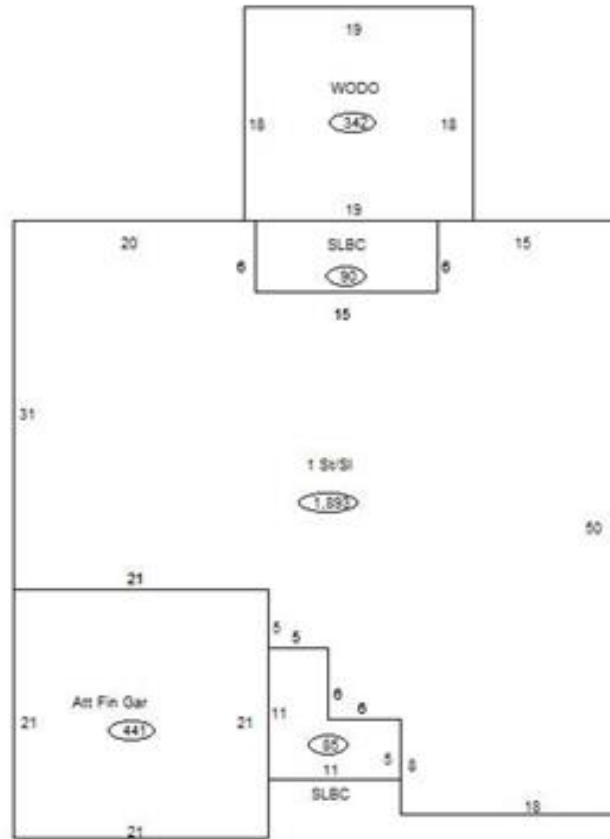
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:26:47
 Page 3

Sketch Image

660003556



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,893	1.000	1,893
2	G	5		13	Att Fin Gar	441	1.000	441
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	85	1.000	85
5	M	WODO		13	WODO	342	1.000	342
Total Building Area						1,893		1,893



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:26:47
Page 4

660003556

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (19.51 x 160)		3,122	3,122	1,436	1,686
	SHDS	Shed - Small	12x14x8	Concrete	Formed Metal	168
	Qual	2	Cond 3	Year 1990	Eff Age 27	
	Valuation Summary		Modifier Total	RCN	Depr (71% Phys/ % Func)	RCNLD
	Base Cost (18.18 x 168)		3,054	3,054	2,168	886