



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 660003568 Parcel ID 000000-00-0-50040-064-0016 Cadastral ID 05-19-17-03520 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 341603 FAIR, SARA E 35 D ST SW INOLA OK 74036-0000 Parcel Location Situs 00035 D ST Subdivision GRANDVIEW Lot/Block 0016 / 0064 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 1205 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660003568 11/14/25</p> <p>660003568_001.JPG 12/6/2025</p>														
Legal Description Lat/Long: 36.14827382 -95.51289154																			
LOT 16 BLOCK 64 GRANDVIEW					Building Permits <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															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	CHARRIER, CODY &	05/22/2023	180,000	YES										
H	Homestead	No	1,000		/	COOK, KENNETH CHAD	06/15/2021	90,000	YES										
					2373/424	FANNIE MAE	11/20/2013	23,500	3										
					2311/668	MARTIN, BETTY JEAN	02/21/2013	0	10										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax										
Remove Cap	2024		Land Value	90,317	90,317	11%	9,935	Assessed	20,601 1,649.32										
Year Frozen	0		Improvements	97,535	96,968		10,666	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -80.00										
TIF Project ID	0		Total Value	187,852	187,285		20,601	Total Taxable	19,601 1,569.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660003568	FAIR, SARA E	19	181,831	1000	19,002	1,521.00												
2024	2024-660003568	FAIR, SARA E	19	180,645	1000	18,871	1,517.00												
2023	2023-660003568	FAIR, SARA E	19	90,000	0	9,900	797.00												
2022	2022-660003568	CHARRIER, CODY &	19	86,283	0	9,491	770.00												
2021	2021-660003568	CHARRIER, CODY &	19	78,124	0	5,678	455.00												
2020	2020-660003568	COOK, KENNETH CHAD	19	78,558	0	5,408	437.00												
2019	2019-660003568	COOK, KENNETH CHAD	19	74,715	0	5,150	425.00												
2018	2018-660003568	COOK, KENNETH CHAD	19	77,756	0	4,905	409.00												
2017	2017-660003568	COOK, KENNETH CHAD	19	42,472	0	4,672	393.00												
2016	2016-660003568	COOK, KENNETH CHAD	19	41,423	0	4,556	388.00												
2015	2015-660003568	COOK, KENNETH CHAD	19	40,905	0	4,499	390.00												
2014	2014-660003568	COOK, KENNETH CHAD	19	42,584	0	4,684	421.00												
2013	2013-660003568	FANNIE MAE	19	60,943	1000	5,424	457.00												




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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size Lot Count Units Buildable 11200 Non-Ag Acres 0.2893 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 12,601.00 x 2.35 = 29,612 Factor Value Adjustments 3.0500 Lot Value 90,317		 <p>660003568 11/14/25</p> <p>660003568_001.JPG 12/6/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,048 / 1,048
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,048
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	308 Attached Garage - Finished 1 Stalls
Remodel	RMA -
Year/Eff Age	1977 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	104,000	99.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	116,720		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.26	Total Misc Impr	+ 2,086				
Roofing Adj	+ 4.25	Garage Cost	+ 10,346				
Subfloor Adj	+ 0.00	Total RCN	= 135,803				
Heat/Cool Adj	+ 10.30	Depreciation (29%)	- 39,383				
Plumbing Adj	+ 7.91	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 96,420				
Adj Base Cost	= 117.72	Lot Value	+ 90,317				
Total Area	x 1,048	Indicated Value	= 186,737				
Adjusted Cost	= 123,371	Value Per SqFt	178.18				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	96,420		
Lot Value	90,317		
Indicated Value	186,737	178.18	Per SqFt
Agland Value			
Site Improvements	1,115		
Total Value	187,852	179.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8751	15x4		60	21.11		1,267
PATO	SLAB PORCH - OPEN	8752	10x8		80	10.24		819



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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	Slab	13	1 St/SI	1,048	1.000	1,048
2	G	5		13	Att Fin Gar	308	1.000	308
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PATO		13	Open Slab	80	1.000	80
Total Building Area						1,048		1,048



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80
	Qual	2	Cond 3	Year 2010	Eff Age 12	
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (25.80 x 80)	2,064		2,064	949 1,115
	SHDS	Shed - Small - NCV	6x8x6			48
	Qual	0	Cond	Year 0	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (37.34 x 48)	1,792		1,792	1,792