



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:00:55
Page 1

Assessment Data					Primary Image														
Account 660003583 Parcel ID 000000-00-0-50090-001-0001 Cadastral ID 05-19-17-03680 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 257062 ALVES, RANDOL & TERESA 3 ROPING ST INOLA OK 74036-0000 Parcel Location Situs 00003 ROPING ST Subdivision MARTINS RANCH ACRES Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 1206 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660003583 11/13/25</p> <p>660003583_002.JPG 12/6/2025</p>														
Legal Description Lat/Long: 36.14811285 -95.52113767																			
LOT 1 BLOCK 1 MARTINS RANCH ACRES					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	926/789	GARDNER, TIM L	08/31/1993	58,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax										
Remove Cap	0		Land Value 73,772	21,525	11%	2,368	Assessed	11,381	911.16										
Year Frozen	0		Improvements 113,170	81,934		9,013	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-80.00										
TIF Project ID	0		Total Value 186,942	103,459		11,381	Total Taxable	10,381	831.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003583	ALVES, RANDOL & TERESA			19	158,226	1000	10,049	805.00										
2024	2024-660003583	ALVES, RANDOL & TERESA			19	165,738	1000	9,728	782.00										
2023	2023-660003583	ALVES, RANDOL & TERESA			19	94,681	1000	9,415	758.00										
2022	2022-660003583	ALVES, RANDOL & TERESA			19	92,848	1000	9,213	747.00										
2021	2021-660003583	ALVES, RANDOL & TERESA			19	94,689	1000	9,416	755.00										
2020	2020-660003583	ALVES, RANDOL & TERESA			19	96,312	1000	9,487	766.00										
2019	2019-660003583	ALVES, RANDOL & TERESA			19	92,564	1000	9,182	759.00										
2018	2018-660003583	ALVES, RANDOL & TERESA			19	100,598	1000	10,066	840.00										
2017	2017-660003583	ALVES, RANDOL & TERESA			19	99,782	1000	9,976	839.00										
2016	2016-660003583	ALVES, RANDOL & TERESA			19	97,333	1000	9,707	826.00										
2015	2015-660003583	ALVES, RANDOL & TERESA			19	99,752	1000	9,523	826.00										
2014	2014-660003583	ALVES, RANDOL & TERESA			19	103,259	1000	9,216	828.00										
2013	2013-660003583	ALVES, RANDOL & TERESA			19	99,462	1000	8,918	751.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:00:55
 Page 2

Lot Data	Square-Foot - NBHD 1206 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.8918 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 38,848.00 x 1.90 = 73,772 Factor Value Adjustments 1.0000 Lot Value 73,772		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,660 / 1,660
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	380 Attached Garage - Finished 1 Stalls
Remodel	
Year/Eff Age	1969 / 43

660003583	11/13/25
660003583_002.JPG	12/6/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	152,640	91.95	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	159,190		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,170		
Lot Value	73,772		
Indicated Value	186,942	112.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	186,942	112.62	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.18	Total Misc Impr	+ 9,882				
Roofing Adj	+ 4.33	Garage Cost	+ 14,109				
Subfloor Adj	+ 1.15	Total RCN	= 230,960				
Heat/Cool Adj	+ 11.47	Depreciation (51%)	- 117,790				
Plumbing Adj	+ 5.55	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 113,170				
Adj Base Cost	= 124.68	Lot Value	+ 73,772				
Total Area	x 1,660	Indicated Value	= 186,942				
Adjusted Cost	= 206,969	Value Per SqFt	112.62				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	8798	7x6		42	24.14		1,014
PATO	SLAB PORCH - OPEN	8799	18x16		288	8.58		2,471
PRCH	SLAB PORCH - COVERED	8800	9x6		54	24.10		1,301



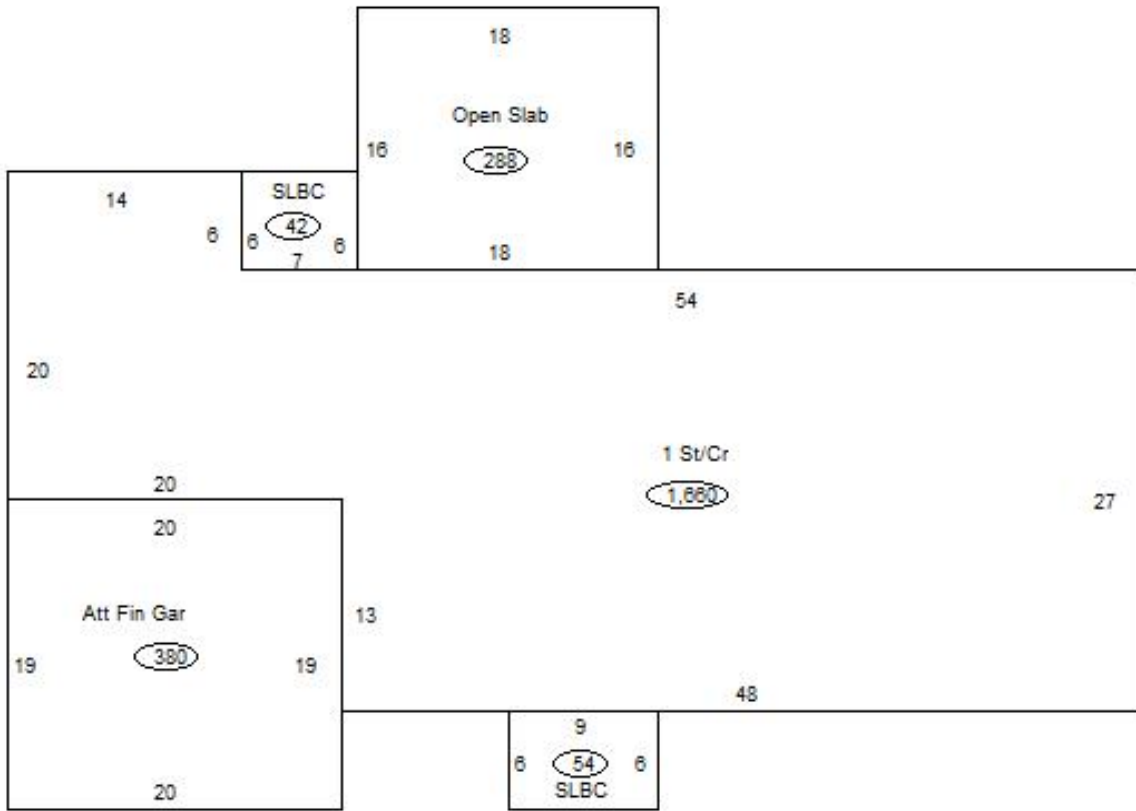
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:00:55
 Page 3

Sketch Image

660003583



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,660	1.000	1,660
2	G	5		13	Att Fin Gar	380	1.000	380
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PATO		13	Open Slab	288	1.000	288
5	M	PRCH		13	SLBC	54	1.000	54
Total Building Area						1,660		1,660