




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 660003596 Parcel ID 000000-00-0-50090-002-0004 Cadastral ID 05-19-17-03810 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 317628 CANNADAY, CHRISTINA R & SCOTT W 16 ROPING ST INOLA OK 74036-0000 Parcel Location Situs 00016 ROPING ST Subdivision MARTINS RANCH ACRES Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 1206 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>660003596 11/13/25</p> <p>660003596_001.JPG 12/6/2025</p>																													
Legal Description Lat/Long: 36.14910460 -95.52226442																																		
LOT 4 BLOCK 2 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	2529/761	BARY, STEVEN D &	02/16/2016	126,000	YES																									
H	Homestead	No	1,000		2004/727	SHERRILL & ASSOCIATES FLP	02/12/2009	120,000	YES																									
					1892/452	LANE, STEVEN L &	08/14/2007	110,000	YES																									
					1803/436	GREEN, BEVERLY	08/30/2006	80,000	YES																									
					1164/180	SUPERNAW, DAWN E	03/30/1999	85,500	Yes																									
					1008/591	WILLIAMS, THOMAS E &	11/06/1995	65,000	Yes																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax																									
Remove Cap	2017		Land Value 73,682	21,924	11%	2,412	Assessed	15,726	1,259.02																									
Year Frozen	0		Improvements 144,676	121,033		13,314	Penalty	0																										
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-80.00																									
TIF Project ID	0		Total Value 218,358	142,957		15,726	Total Taxable	14,726	1,179.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660003596	CANNADAY, CHRISTINA R &			19	205,925	1000	14,267	1,142.00																									
2024	2024-660003596	CANNADAY, CHRISTINA R &			19	215,029	1000	13,822	1,111.00																									
2023	2023-660003596	CANNADAY, CHRISTINA R &			19	130,828	1000	13,391	1,079.00																									
2022	2022-660003596	CANNADAY, CHRISTINA R &			19	133,696	1000	13,707	1,112.00																									
2021	2021-660003596	CANNADAY, CHRISTINA R &			19	130,835	1000	13,392	1,073.00																									
2020	2020-660003596	CANNADAY, CHRISTINA R &			19	128,733	1000	13,060	1,055.00																									
2019	2019-660003596	CANNADAY, CHRISTINA R &			19	124,099	1000	12,651	1,045.00																									
2018	2018-660003596	CANNADAY, CHRISTINA R &			19	128,975	1000	13,187	1,101.00																									
2017	2017-660003596	CANNADAY, CHRISTINA R &			19	128,185	1000	13,100	1,102.00																									
2016	2016-660003596	CANNADAY, CHRISTINA R &			19	131,275	1000	13,240	1,126.00																									
2015	2015-660003596	BARY, STEVEN D &			19	128,307	1000	12,825	1,113.00																									
2014	2014-660003596	BARY, STEVEN D &			19	129,380	1000	12,423	1,115.00																									
2013	2013-660003596	BARY, STEVEN D &			19	122,326	1000	12,032	1,013.00																									




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Lot Data	Square-Foot - NBHD 1206 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.8905 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 38,788.00 x 1.90 = 73,682 Factor Value Adjustments 1.0000 Lot Value 73,682		 <p>660003596 11/13/25</p> <p>660003596_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	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	1,900 / 1,900
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,900
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1991 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	144,902	76.26	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	43,830		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	83.84	Total Misc Impr	+	12,645			
Roofing Adj	+ 3.68	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	211,138			
Heat/Cool Adj	+ 10.30	Depreciation (38%)	-	80,232			
Plumbing Adj	+ 6.65	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	130,906			
Adj Base Cost	= 104.47	Lot Value	+	73,682			
Total Area	x 1,900	Indicated Value	=	204,588			
Adjusted Cost	= 198,493	Value Per SqFt		107.68			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,906		
Lot Value	73,682		
Indicated Value	204,588	107.68	Per SqFt
Agland Value			
Site Improvements	13,770		
Total Value	218,358	114.93	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	8842	38x8		304	20.35		6,186
PATO	SLAB PORCH - OPEN	8843	20x10		200	9.41		1,882



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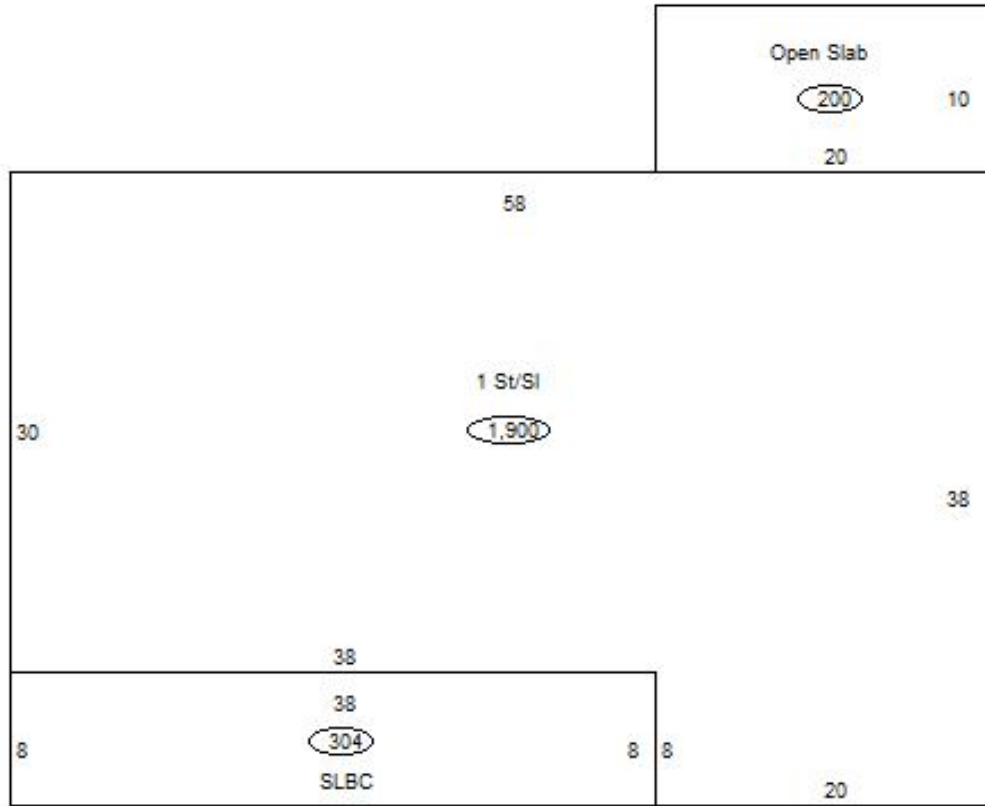
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	304	1.000	304
2	M	PATO		13	Open Slab	200	1.000	200
3	R	1	Slab	13	1 St/SI	1,900	1.000	1,900
Total Building Area						1,900		1,900



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x30x10	Concrete	Formed Metal	600
	Qual 2	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (30.60 x 600)		18,360	18,360	4,590		13,770