



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	660003601				<p>660003601 11/13/25</p> <p>660003601_001.JPG 12/6/2025</p>									
Parcel ID	000000-00-0-50090-002-0009													
Cadastral ID	05-19-17-03860													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 3												
Tax Area	19 - INOLA OT													
Name ID	334612													
VAUGHAN, RICHARD & SARAH														
36 ROPING ST INOLA OK 74036-0000														
Parcel Location														
Situs	00036 ROPING ST													
Subdivision	MARTINS RANCH ACRES													
Lot/Block	0009 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	5 / 19 / 17 / 5													
Neighborhood	1206 - R-V03-SE INOLA													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.15085987 -95.52235062														
LOT 9 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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
PD	Add-Homestead	No	1,000		/	SELBY HOMES	06/01/2021	190,000	YES					
					/	TANKERSLEY, RAYMOND E	07/03/2019	99,000	15					
					/	TANKERSLEY, BETTY J &	04/27/2019	0	4					
					1715/30	TANKERSLEY, HILLARD C	09/23/2005	0	4					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax					
Remove Cap	2022	Land Value	76,654	76,654	11%	8,432	Assessed	20,877	1,671.41					
Year Frozen	1999	Improvements	113,133	113,133		12,445	Penalty	0						
Uncapped Value	3,531	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	189,787	189,787		20,877	Total Taxable	20,877	1,671.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660003601	VAUGHAN, RICHARD & SARAH			19	182,145	0	20,036	1,604.00					
2024	2024-660003601	VAUGHAN, RICHARD & SARAH			19	189,933	0	20,893	1,680.00					
2023	2023-660003601	VAUGHAN, RICHARD & SARAH			19	190,000	0	20,900	1,683.00					
2022	2022-660003601	VAUGHAN, RICHARD & SARAH			19	190,000	0	20,900	1,695.00					
2021	2021-660003601	VAUGHAN, RICHARD & SARAH			19	129,417	0	14,236	1,141.00					
2020	2020-660003601	SELBY HOMES			19	127,320	0	14,005	1,131.00					
2019	2019-660003601	SELBY HOMES			19	108,866	2000	2,554	211.00					
2018	2018-660003601	TANKERSLEY, BETTY J &			19	115,324	2000	2,554	213.00					
2017	2017-660003601	TANKERSLEY, BETTY J &			19	114,361	2000	2,554	215.00					
2016	2016-660003601	TANKERSLEY, BETTY J &			19	111,515	2000	2,554	217.00					
2015	2015-660003601	TANKERSLEY, BETTY J &			19	110,658	2000	2,554	222.00					
2014	2014-660003601	TANKERSLEY, BETTY J &			19	111,516	2000	2,554	229.00					
2013	2013-660003601	TANKERSLEY, BETTY J &			19	106,746	2000	2,554	215.00					



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Lot Data	Square-Foot - NBHD 1206 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9359 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 40,769.00 x 1.88 = 76,654 Factor Value Adjustments 1.0000 Lot Value 76,654		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Frame, Siding, Vinyl 90% Veneer, Masonry
Base/Total Area	1,695 / 1,695
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,695
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1969 / 43

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 125,799 74.22 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 165,670 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.80	Total Misc Impr	+ 12,217	Garage Cost	+		
Roofing Adj	+ 4.31	Total RCN	= 220,736	Depreciation (51%)	-	112,575	
Subfloor Adj	+ -1.15	Lump Sums	+ 0	RCNLD	=	108,161	
Heat/Cool Adj	+ 11.47	Lot Value	+ 76,654	Indicated Value	=	184,815	
Plumbing Adj	+ 7.59	Value Per SqFt	109.04				
Basement Adj	+ 0.00						
Adj Base Cost	= 123.02						
Total Area	x 1,695						
Adjusted Cost	= 208,519						

Value Reconciliation
Selected Approach Cost Approach Improvements 108,161 Lot Value 76,654 Indicated Value 184,815 109.04 Per SqFt Agland Value Site Improvements 4,972 Total Value 189,787 111.97 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8865		93	93	23.98		2,230
PRCH	SLAB PORCH - COVERED	8866	24x14		336	23.18		7,788
PATO	SLAB PORCH - OPEN	8867	232		232	9.48		2,199



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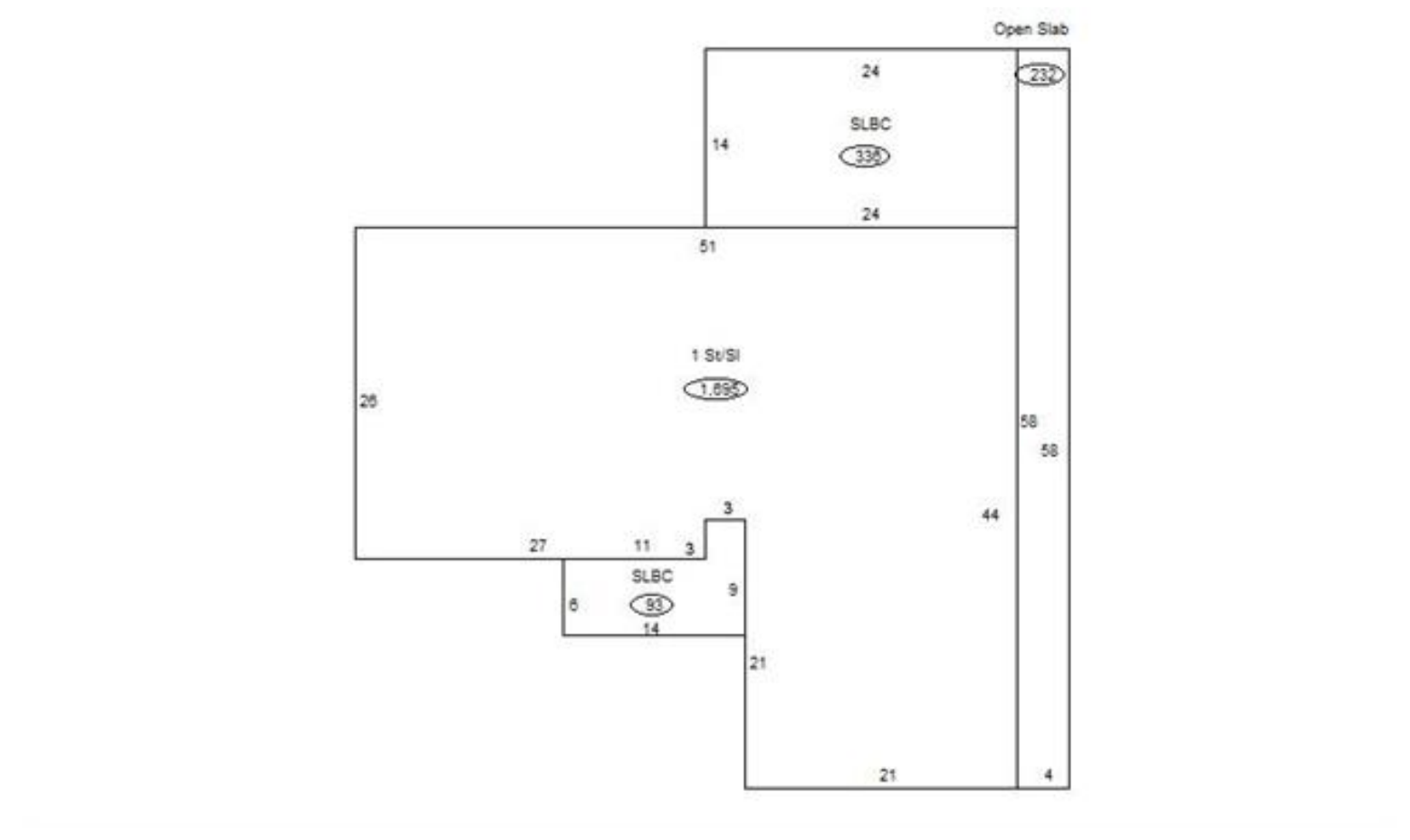
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,695	1.000	1,695
2	M	PRCH		13	SLBC	93	1.000	93
3	M	PRCH		13	SLBC	336	1.000	336
4	M	PATO		13	Open Slab	232	1.000	232
Total Building Area						1,695		1,695



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x8	Plank	Formed Metal	160
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (24.52 x 160)		3,923	3,923	392	3,531
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (27.79 x 96)		2,668	2,668	1,227	1,441