




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:00:11
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003602 Parcel ID 000000-00-0-50090-002-0010 Cadastral ID 05-19-17-03870 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 263742 SPEARS, SANDRA K 40 ROPING ST INOLA OK 74036-9325 Parcel Location Situs 00040 ROPING ST Subdivision MARTINS RANCH ACRES Lot/Block 0010 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 19 / 17 / 5 Neighborhood 1206 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>660003602 11/13/25</p> <p>660003602_001.JPG 12/6/2025</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1206 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9739 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 42,422.00 x 1.87 = 79,133 Factor Value Adjustments 1.0000 Lot Value 79,133		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	1,810 / 1,810
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished 2 Stalls
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 163,630 90.40 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 3 Indicated Value 188,350 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.26	Total Misc Impr	+ 9,449	Roofing Adj	+ 4.36	Garage Cost	+ 14,664
Subfloor Adj	+ 1.15	Total RCN	= 253,983	Heat/Cool Adj	+ 11.47	Depreciation (51%)	- 129,531
Plumbing Adj	+ 5.76	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 124,452
Adj Base Cost	= 127.00	Lot Value	+ 79,133	Total Area	x 1,810	Indicated Value	= 203,585
		Value Per SqFt	112.48	Adjusted Cost	= 229,870		

Value Reconciliation
Selected Approach Cost Approach Improvements 124,452 Lot Value 79,133 Indicated Value 203,585 112.48 Per SqFt Agland Value Site Improvements Total Value 203,585 112.48 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	8870	10x7		70	24.05		1,684
PATO	Patio - Open	8871	20x16		320	8.34		2,669



Rogers

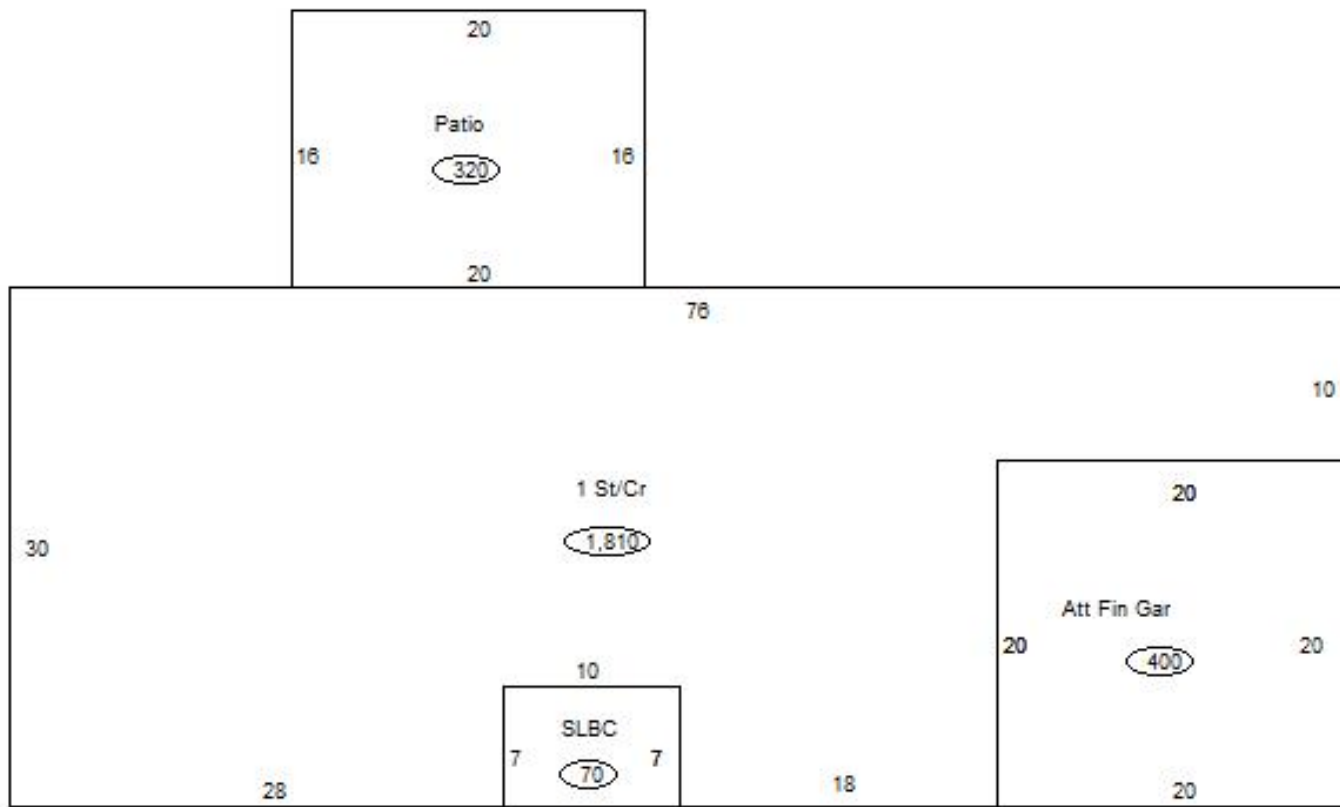
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Sketch Image

660003602



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,810	1.000	1,810
2	G	5		13	Att Fin Gar	400	1.000	400
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PATO		13	Patio	320	1.000	320
Total Building Area						1,810		1,810