



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:33:17
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Assessment Data					Primary Image																																																																																																																				
Account 660008446 Parcel ID 19N17E-09-1-00000-000-0000 Cadastral ID 09-19-17-05000 Property Type REAL - Real Property Property Class UR VI Area 3 Tax Area 19 - INOLA OT Name ID 305602 HIBBLER, WADE & SUSAN PO BOX 652 INOLA OK 74036-0000 Parcel Location Situs 00302 SE BLVD Subdivision Lot/Block / Parcel Size 6.31 - Acres Sec/Twn/Rng 9 / 19 / 17 / 1 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0629\IMG_0002. 7/7/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.14576317 -95.50224754 NW SW NW NE LESS RR ROW & W 132' NW NW NE & SW SW NW NE LESS RR/ROW																																																																																																																									
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Lot Data		Square-Foot - NBHD 1917 #1
Lot Size		
Lot Count	0	
Units Buildable	6.31	
Non-Ag Acres	6.339	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	FLOOD ZONE	
Method	Square-Foot	
Base Lot Value	276,128.00 x .31 = 84,979	
Factor Value		
Adjustments	0.6586	
Lot Value	55,967	



\\tsclient\C\Users\Randy Necessary\Pictures\101_0629\IMG_0002. 7/7/2021

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,150 / 1,150
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1956 / 39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	100,020	86.97	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	91.60	Total Misc Impr	+	6,232	
Roofing Adj	+ 4.88	Garage Cost	+		
Subfloor Adj	+ 2.37	Total RCN	=	136,757	
Heat/Cool Adj	+ 10.30	Depreciation (50%)	-	68,379	
Plumbing Adj	+ 4.35	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	68,378	
Adj Base Cost	= 113.50	Lot Value	+	55,967	
Total Area	x 1,150	Indicated Value	=	124,345	
Adjusted Cost	= 130,525	Value Per SqFt		108.13	

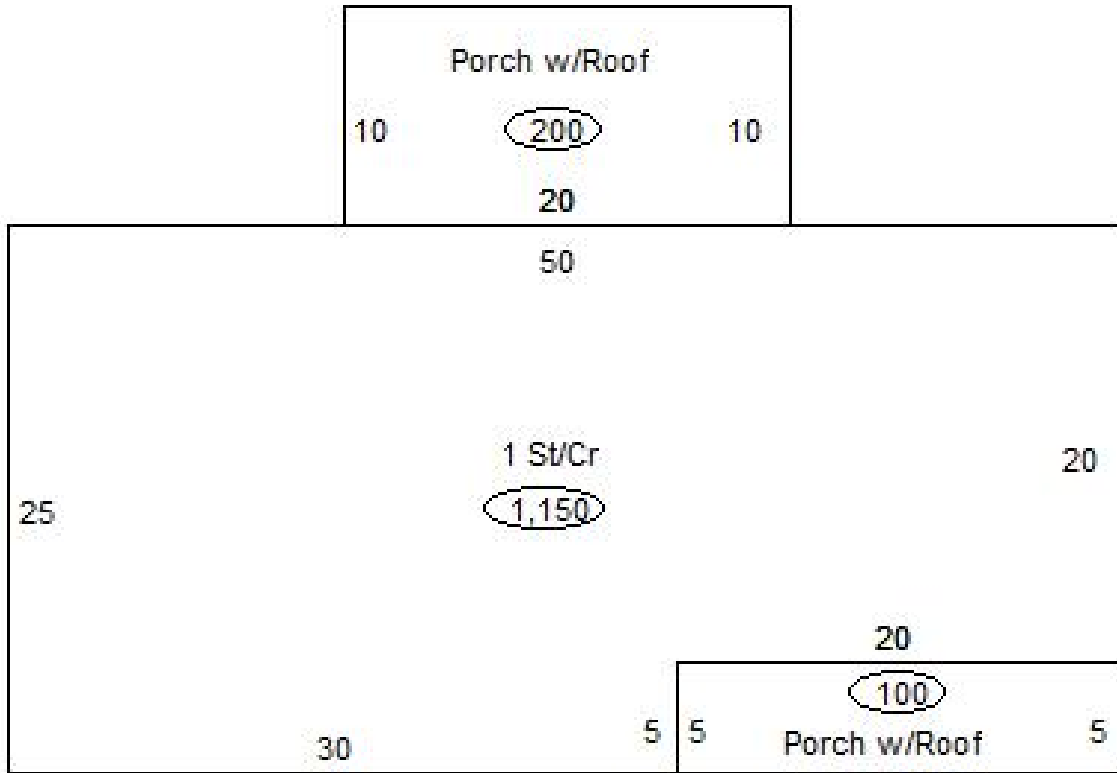
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	68,378		
Lot Value	55,967		
Indicated Value	124,345	108.13	Per SqFt
Agland Value			
Site Improvements	37,255		
Total Value	161,600	140.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	19612	20x5		100	20.98		2,098
PRCH	SLAB PORCH - COVERED	19613	20x10		200	20.67		4,134



Sketch Image

660008446



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,150	1.000	1,150
2	M	PRCH		13	SLBC	100	1.000	100
3	M	PRCH		13	SLBC	200	1.000	200
Total Building Area						1,150		1,150



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
LOAF	Loafing Shed	10x22x8	Dirt	Formed Metal	220	
Qual	3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (7.12 x 220)		1,566	1,566	157	1,409	
SHDS	Shed - Small	8x14x8	Concrete	Formed Metal	112	
Qual	3.5	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (27.64 x 112)		3,096	3,096	310	2,786	
BNGP	Barn - General Purpose	24x30x8	Gravel	Formed Metal	720	
Qual	3	Cond 3	Year 2018	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD	
Base Cost (22.54 x 720)		16,229	16,229	1,785	14,444	
PCPT	Carport - Portable	20x20x8	Gravel	Formed Metal	400	
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD	
Base Cost (4.38 x 400)		1,752	1,752	929	823	
PCPT	Carport - Portable	20x20x8	Gravel	Formed Metal	400	
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD	
Base Cost (4.38 x 400)		1,752	1,752	929	823	
BNGP	Barn - General Purpose	30x30x10	Dirt	Formed Metal	900	
Qual	3	Cond 3	Year 2009	Eff Age 13		
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD	
Base Cost (23.53 x 900)		21,177	21,177	5,930	15,247	
LNTO	Lean To - Attached	14x30x10	Dirt	Formed Metal	420	
Qual	3	Cond 3	Year 2009	Eff Age 13		
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD	
Base Cost (8.92 x 420)		3,746	3,746	2,023	1,723	