



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 11:22:07  
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Assessment Data					Primary Image				
Account	660025170				No Image On File				
Parcel ID	19N17E-30-3-00000-000-0000								
Cadastral ID	30-19-17-00900								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	344539								
WAINWRIGHT, JARED CHANSE & CYNDEL ELIZABETH									
35705 S 4190 RD INOLA OK 74036-0000									
<b>Parcel Location</b>									
Situs	35705 S 4190 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	30 / 19 / 17 / 3								
Neighborhood	1917 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.09488737 -95.54499868									
<b>Building Permits</b>									
N2 S2 LOT 3									
	Number	Description	Opened	Closed	Amount				
	R24 440	NEW MANUFACTURED HOME 32X64	12/2024	05/2025	16,000				
<b>Exemptions</b>									
<b>Sale History</b>									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	D & B HOLDINGS LLC	06/04/2024	115,000	YES
					/	CORNETT, NEAL H	06/14/2021		1
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2025	Land Value	117,361	117,361	11%	12,910	Assessed	12,910	1,033.57
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	117,361	117,361		12,910	Total Taxable	12,910	1,034.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660025170	WAINWRIGHT, JARED CHANSE &	2	115,000	0	12,650	1,013.00		
2024	2024-660025170	WAINWRIGHT, JARED CHANSE &	2	36,056	0	3,966	319.00		
2023	2023-660025170	D & B HOLDINGS LLC	2	47,504	0	5,111	412.00		
2022	2022-660025170	D & B HOLDINGS LLC	2	44,250	0	4,868	395.00		
2021	2021-660025170	D & B HOLDINGS LLC	2	44,250	0	3,217	258.00		
2020	2020-660025170	CORNETT, NEAL H	2	40,125	0	3,064	248.00		
2019	2019-660025170	CORNETT, NEAL H	2	36,750	0	2,918	241.00		
2018	2018-660025170	CORNETT, NEAL H	2	33,000	0	2,779	232.00		
2017	2017-660025170	CORNETT, NEAL H	2	33,000	0	2,646	223.00		
2016	2016-660025170	CORNETT, NEAL H	2	33,000	0	2,521	214.00		
2015	2015-660025170	CORNETT, NEAL H	2	33,000	0	2,401	208.00		
2014	2014-660025170	CORNETT, NEAL H	2	33,000	0	2,286	205.00		
2013	2013-660025170	CORNETT, NEAL H	2	33,000	0	2,177	183.00		



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Lot Data		Square-Foot - NBHD 1917 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	10							
Non-Ag Acres	9.8998							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
	FLOOD ZONE							
Method	Square-Foot							
Base Lot Value	431,233.00 x .25 = 108,245							
Factor Value								
Adjustments	1.0842							
Lot Value	117,361							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent				
Roof Cover				Indicated Value				
Area on Slab								
Fixture/RghIn	/			<b>Multiple Regression</b>				
Bed/F/H Bath	/ /			MRA Code				
Basement Area				Adusted R				
Garage Type				Indicated Value				
Remodel								
Year/Eff Age	/			<b>Direct Comparables</b>				
<b>Cost Approach</b>								
Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 117,361					
Total Area	x	Indicated Value	= 117,361					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				<b>Value Reconciliation</b>				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value				
				Indicated Value				
				Agland Value				
				Site Improvements				
				Total Value				
				Total Value Per SqFt				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value