



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660027080 Parcel ID 000000-00-0-00924-007-0008 Cadastral ID 31-20-17-05010 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 305518 FRAKES, ERIC & JOSEPHINE D 30285 S WILLIAMS DR INOLA OK 74036-0000																																																																																																																									
Parcel Location Situs 30285 WILLIAMS DR Subdivision WILLIAMSBURG ESTS 2 Lot/Block 0008 / 0007 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 20 / 17 / 5 Neighborhood 1125 - R-V03-SW INOLA School District S005 - INOLA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.17317583 -95.53340833 LOT 8 BLOCK 7 WILLIAMSBURG EST. 2					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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1125 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	8218	
Non-Ag Acres	1.5565	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	67,801.00 x 1.12 = 76,002	
Factor Value		
Adjustments	1.0000	
Lot Value	76,002	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Frame, Siding, Vinyl 30% Veneer, Stone
Base/Total Area	2,321 / 2,321
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,321
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	609 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-11\IMG 8/11/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	345,005	148.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	350,150		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.85	Total Misc Impr	+	34,477			
Roofing Adj	+ 4.56	Garage Cost	+	23,270			
Subfloor Adj	+ -2.19	Total RCN	=	343,857			
Heat/Cool Adj	+ 12.64	Depreciation (54%)	-	185,683			
Plumbing Adj	+ 8.41	Lump Sums	+	4,084			
Basement Adj	+ 0.00	RCNLD	=	162,258			
Adj Base Cost	= 123.27	Lot Value	+	76,002			
Total Area	x 2,321	Indicated Value	=	238,260			
Adjusted Cost	= 286,110	Value Per SqFt		102.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,258		
Lot Value	76,002		
Indicated Value	238,260	102.65	Per SqFt
Agland Value			
Site Improvements	92,988		
Total Value	331,248	142.72	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	65228	25x9		225	26.22		5,900
PRCH	SLAB PORCH - COVERED	65229	29x5		145	26.47		3,838
PATO	SLAB PORCH - OPEN	65231	310		310	8.84		2,740
EPSW	ENCLOSED PORCH - SOLID WALL	65232	17x14		238	68.84		16,384
WODO	Wood Deck - Open	151096	30x8		240	20.02	15%	4,084



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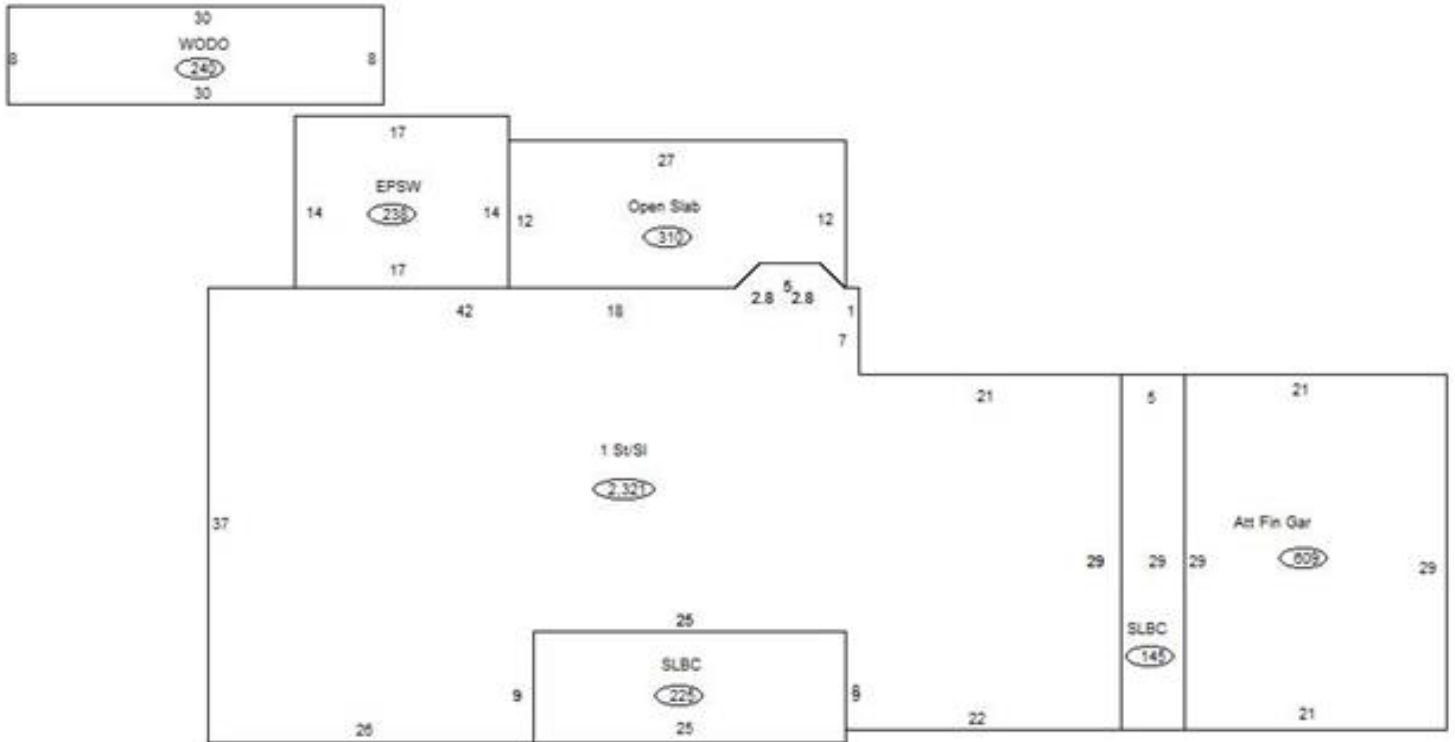
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Sketch Image

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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	2,321	1.000	2,321
2	M	PRCH		13	SLBC	225	1.000	225
3	M	PRCH		13	SLBC	145	1.000	145
4	G	5		13	Att Fin Gar	609	1.000	609
5	M	PATO		13	Open Slab	310	1.000	310
6	M	EPSW		13	EPSW	238	1.000	238
7	M	WODO		13	WODO	240	1.000	240
Total Building Area						2,321		2,321



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground VINYL	36x18x0	Base		648
	Qual	4	Cond 4	Year 2015	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (39% Phys/ % Func)	
	Base Cost (55.23 x 648)	35,789		35,789	13,958	21,831
	UTIL	Utility Building	50x40x12	Concrete	Formed Metal	2,000
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	
	Base Cost (27.69 x 2,000)	55,380		55,380	8,307	47,073
	UTIL	Utility Building	40x20x10	Concrete	Formed Metal	800
	Qual	2	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	
	Base Cost (29.50 x 800)	23,600		23,600	8,732	14,868
	BNGP	Barn - General Purpose	24x32x10	Dirt	Formed Metal	768
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	
	Base Cost (23.53 x 768)	18,071		18,071	8,855	9,216