



# 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	660030555				No Image On File				
Parcel ID	000000-00-0-00714-004-0008								
Cadastral ID	35-20-16-02080								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	331692								
STOIANOV, IVAN I									
20408 E 43RD ST BROKEN ARROW OK 74014-0000									
<b>Parcel Location</b>									
Situs	30167 S PRISCILLA DR								
Subdivision	RUBY ESTATES AMD								
Lot/Block	0008 / 0004	Parcel Size	1 - Lots						
Sec/Twn/Rng	35 / 20 / 16 / 5								
Neighborhood	1110 - R-V03-SE INOLA								
School District	S005 - INOLA SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.17468834 -95.57130138									
<b>Building Permits</b>									
LOT 8 BLOCK 4 RUBY ESTATES AMD.					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	BENNER, CASSIDY &	08/21/2020	37,000	YES
					1999/894	TIMMONS, JOHN D & BETTY L	01/15/2009	9,250	YES
					1119/845	VANDIVER, MILFORD & RUBY P	06/26/1998	165,000	No
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2021	Land Value	47,757	40,516	11%	4,457	Assessed	4,457	356.83
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	47,757	40,516	4,457	Total Taxable	4,457	357.00	
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660030555	STOIANOV, IVAN I	2	47,757	0	4,245	340.00		
2024	2024-660030555	STOIANOV, IVAN I	2	39,161	0	4,043	325.00		
2023	2023-660030555	STOIANOV, IVAN I	2	35,000	0	3,850	310.00		
2022	2022-660030555	STOIANOV, IVAN I	2	35,000	0	3,850	312.00		
2021	2021-660030555	STOIANOV, IVAN I	2	35,000	0	3,850	309.00		
2020	2020-660030555	STOIANOV, IVAN I	2	27,000	0	1,503	121.00		
2019	2019-660030555	BENNER, CASSIDY &	2	27,000	0	1,431	118.00		
2018	2018-660030555	BENNER, CASSIDY &	2	25,000	0	1,363	114.00		
2017	2017-660030555	BENNER, CASSIDY &	2	25,000	0	1,298	109.00		
2016	2016-660030555	BENNER, CASSIDY &	2	25,000	0	1,237	105.00		
2015	2015-660030555	BENNER, CASSIDY &	2	25,000	0	1,178	102.00		
2014	2014-660030555	BENNER, CASSIDY &	2	25,000	0	1,122	101.00		
2013	2013-660030555	BENNER, CASSIDY &	2	25,000	0	1,068	90.00		



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Lot Data		Square-Foot - NBHD 1110 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	2000							
Non-Ag Acres	1.1927							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	51,954.00 x .92 = 47,757							
Factor Value								
Adjustments	1.0000							
Lot Value	47,757							
<b>Residential Data</b>								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			<b>GRM Approach</b>				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				<b>Multiple Regression</b>				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				<b>Direct Comparables</b>				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	47,757				
Total Area	x	Indicated Value	=	47,757				
Adjusted Cost	= 0	Value Per SqFt		0.00				
<b>Value Reconciliation</b>								
Selected Approach Cost Approach								
Improvements								
Lot Value	47,757							
Indicated Value	47,757	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	47,757	0.00	Total Value Per SqFt					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value