



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	660054426													
Parcel ID	20N17E-29-2-00000-000-0000													
Cadastral ID	29-20-17-00120													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	324320													
RANSOM, PETER H														
29306 S HWY 88														
INOLA OK 74036-0000														
Parcel Location														
Situs	29306 S HWY 88													
Subdivision														
Lot/Block	/	Parcel Size	1.84 - Acres											
Sec/Twn/Rng	29 / 20 / 17 / 2													
Neighborhood	2017 - UNPLATTED LAND													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.18718729 -95.52921673														
N 479' SW NW LYING WEST OF HWY 88 ROW.														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2705/483	RANSOM, PETER H &	04/20/2018	0	WB										
1078/613	GOULD, WAYNE &	08/22/1997	173,500	No										
925/522	DYER, TOMMY RAY &	08/19/1993	22,750	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	1998	Land Value	225	210	11%	23	Assessed	21,841	1,748.59					
Year Frozen	0	Improvements	258,686	198,351		21,818	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00					
TIF Project ID	0	Total Value	258,911	198,561		21,841	Total Taxable	20,841	1,669.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660054426	RANSOM, PETER H	2	247,624	1000	20,205	1,618.00							
2024	2024-660054426	RANSOM, PETER H	2	234,511	1000	19,587	1,575.00							
2023	2023-660054426	RANSOM, PETER H	2	222,770	1000	18,988	1,529.00							
2022	2022-660054426	RANSOM, PETER H	2	221,187	1000	18,406	1,493.00							
2021	2021-660054426	RANSOM, PETER H	2	194,809	1000	17,841	1,430.00							
2020	2020-660054426	RANSOM, PETER H	2	193,361	1000	17,292	1,397.00							
2019	2019-660054426	RANSOM, PETER H	2	182,889	0	17,759	1,467.00							
2018	2018-660054426	RANSOM, PETER H	2	188,875	0	17,242	1,439.00							
2017	2017-660054426	MCCAW, ROSE ANN	2	187,480	0	16,740	1,409.00							
2016	2016-660054426	MCCAW, ROSE ANN	2	182,062	0	16,253	1,383.00							
2015	2015-660054426	MCCAW, ROSE ANN	2	176,203	0	15,779	1,369.00							
2014	2014-660054426	MCCAW, ROSE ANN	2	179,731	0	15,320	1,376.00							
2013	2013-660054426	MCCAW, ROSE ANN	2	159,803	0	14,873	1,253.00							



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Lot Data	Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,011 / 2,611
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,011
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1996 / 23

660054426	12/10/25
660054426_001.JPG	12/15/2025

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	246,033		
Lot Value			
Indicated Value	246,033	94.23	Per SqFt
Agland Value	225		
Site Improvements	12,653		
Total Value	504,944	193.39	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.81	Total Misc Impr	+	24,867			
Roofing Adj	+ 4.13	Garage Cost	+				
Subfloor Adj	+ -2.62	Total RCN	=	341,712			
Heat/Cool Adj	+ 14.47	Depreciation (28%)	-	95,679			
Plumbing Adj	+ 8.56	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	246,033			
Adj Base Cost	= 121.35	Lot Value	+				
Total Area	x 2,611	Indicated Value	=	246,033			
Adjusted Cost	= 316,845	Value Per SqFt		94.23			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PATO	SLAB PORCH - OPEN	78268	22x18		396	9.70		3,841
PRCH	SLAB PORCH - COVERED	78269	416		416	28.10		11,690
PATO	Patio - Open	78270	35x8		280	10.38		2,906



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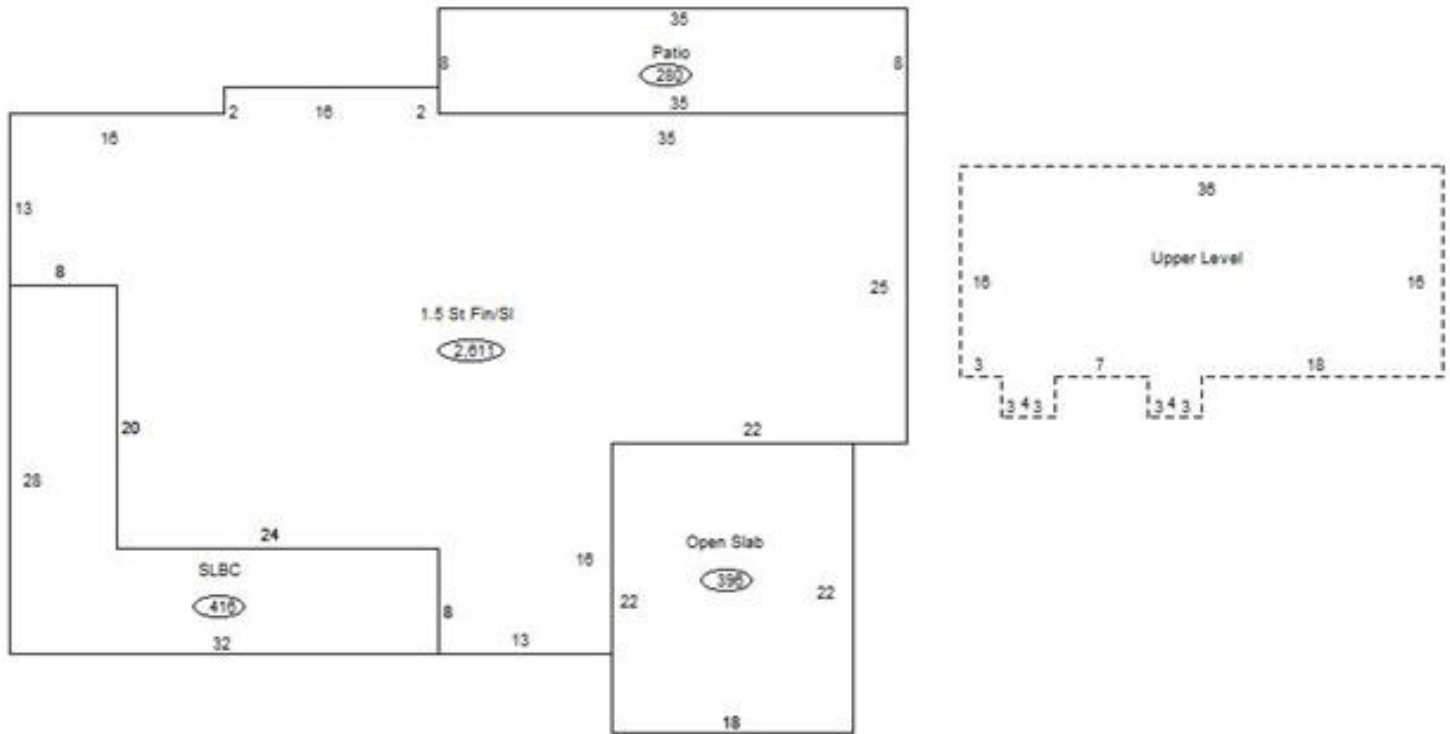
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,011	1.298	2,611
2	M	PATO		13	Open Slab	396	1.000	396
3	M	PRCH		13	SLBC	416	1.000	416
4	M	PATO		13	Patio	280	1.000	280
5	U	^UL	Overhang	13	Upper Level	600	1.000	600
Total Building Area						2,011		2,611



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Outbuildings/Site Improvements

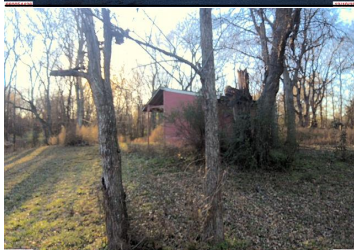
Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	10x18x8	Dirt	Formed Metal	180
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (7.12 x 180) 1,282		1,282	756	526



	EQSH	Equipment Shed	38x42x8	Dirt	Formed Metal	1,596
Qual 2	Cond 3	Year 1996	Eff Age 23			

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (13.41 x 1,596) 21,402		21,402	11,129	10,273



	SHDS	Shed - Small	12x18x8	Plank	Composition Shingle	216
Qual 3	Cond 3	Year 1995	Eff Age 23			

Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (23.23 x 216) 5,018		5,018	3,262	1,756



	ASC	Awing/Shelter/Carport	6x18x8	Dirt	Composition Shingle	108
Qual 3	Cond 3	Year 1995	Eff Age 23			

Valuation Summary	Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.56 x 108) 492		492	394	98



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			1.049	54	54	57	57
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			.792	213	213	168	168
IMP PST Totals						1.840			225	225
Total Agland						1.840			225	225