




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	660096013				 <p>660096013_001.JPG 12/7/2025</p>																			
Parcel ID	000000-00-0-50120-002-0004																							
Cadastral ID	05-19-17-04590																							
Property Type	REAL - Real Property																							
Property Class	URP	VI Area	3																					
Tax Area	19 - INOLA OT																							
Name ID	327868																							
BENDER, JULIE DEANN & JAMES AARON																								
27 HAZEL ST INOLA OK 74036-0000																								
Parcel Location																								
Situs	00027 HAZEL AVE																							
Subdivision	WESTSIDE ESTATES II																							
Lot/Block	0004 / 0002	Parcel Size	1 - Lots																					
Sec/Twn/Rng	5 / 19 / 17 / 5																							
Neighborhood	1206 - R-V03-SE INOLA																							
School District	S005 - INOLA SCHOOLS																							
Legal Description Lat/Long: 36.15057544 -95.51836275																								
Building Permits																								
WESTSIDE ESTATES II BLOCK 2 LOT 4																								
<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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount															
Number	Description	Opened	Closed	Amount																				
Exemptions																								
Code	Type	Active	Maximum	Exemption																				
HV	Veteran	Yes	999,999	28,490																				
Sale History																								
Bk/Pg	Grantor	Date	Price	Code																				
/	SMART, THOMAS DAVID &	05/30/2019	212,000	YES																				
2423/99	CITADEL RESIDENTIAL GROUP LLC	08/28/2014	178,500	YES																				
2388/799	INOLA HEALTH CARE CENTER INC	03/10/2014	20,000	WG																				
Parcel Valuation																								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax																
Remove Cap	2020	Land Value	50,443	29,432	11%	3,238	Assessed	28,490 2,280.91																
Year Frozen	0	Improvements	280,251	229,562		25,252	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	28,490 -2,281.00																
TIF Project ID	0	Total Value	330,694	258,994		28,490	Total Taxable	0 0.00																
Assessment History																								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																	
2025	2025-660096013	BENDER, JULIE DEANN &	19	304,545	27659			.00																
2024	2024-660096013	BENDER, JULIE DEANN &	19	303,442	0	26,854	2,159.00																	
2023	2023-660096013	BENDER, JULIE DEANN &	19	250,458	0	25,575	2,060.00																	
2022	2022-660096013	BENDER, JULIE DEANN &	19	252,989	0	24,358	1,976.00																	
2021	2021-660096013	BENDER, JULIE DEANN &	19	210,888	0	23,198	1,859.00																	
2020	2020-660096013	BENDER, JULIE DEANN &	19	206,248	0	22,687	1,833.00																	
2019	2019-660096013	BENDER, JULIE DEANN &	19	187,635	0	20,640	1,705.00																	
2018	2018-660096013	SMART, THOMAS DAVID &	19	190,788	0	20,987	1,752.00																	
2017	2017-660096013	SMART, THOMAS DAVID &	19	189,136	0	20,805	1,751.00																	
2016	2016-660096013	SMART, THOMAS DAVID &	19	184,131	0	20,254	1,723.00																	
2015	2015-660096013	SMART, THOMAS DAVID &	19	178,142	0	19,596	1,700.00																	
2014	2014-660096013	SMART, THOMAS DAVID &	19	2,012	0	221	20.00																	



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Lot Data		Square-Foot - NBHD 1206 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5348		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	23,295.00 x 2.17 = 50,443		
Factor Value			
Adjustments	1.0000		
Lot Value	50,443		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,920 / 2,304
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,920
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2014 / 9

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	279,506	121.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	96.90	Total Misc Impr	+ 10,446
Roofing Adj	+ 3.95	Garage Cost	+ 17,606
Subfloor Adj	+ -1.86	Total RCN	= 304,785
Heat/Cool Adj	+ 12.64	Depreciation (9%)	- 27,431
Plumbing Adj	+ 8.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 277,354
Adj Base Cost	= 120.11	Lot Value	+ 50,443
Total Area	x 2,304	Indicated Value	= 327,797
Adjusted Cost	= 276,733	Value Per SqFt	142.27

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	277,354		
Lot Value	50,443		
Indicated Value	327,797	142.27	Per SqFt
Agland Value			
Site Improvements	2,897		
Total Value	330,694	143.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	120260	90		90	26.65		2,399
PATO	SLAB PORCH - OPEN	120261	16x10		160	10.92		1,747
SOLP	Solar Panels		20		20	315.00		6,300



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x10x8	Plank	Composition Shingle	200
	Qual	2	Cond 3	Year 2020	Eff Age 5	
Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)		RCNLD
Base Cost (18.81 x 200)		3,762		3,762 865		2,897