



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:41:35  
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Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660096027 <b>Parcel ID</b> 000000-00-0-50120-003-0004 <b>Cadastral ID</b> 05-19-17-04730 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 19 - INOLA OT <b>Name ID</b> 342825 HOBBS, KENNETH SPENCER & MIRANDA  28 HAZEL AVE INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 00028 HAZEL AVE <b>Subdivision</b> WESTSIDE ESTATES II <b>Lot/Block</b> 0004 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 5 / 19 / 17 / 5 <b>Neighborhood</b> 1206 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS					<p>660096027_001.JPG 12/7/2025</p>																																																																																																												
<b>Legal Description</b> Lat/Long: 36.14983342 -95.51849639 WESTSIDE ESTATES II BLOCK 3 LOT 4																																																																																																																	
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Lot Data		Square-Foot - NBHD 1206 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5076		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	22,111.00 x 2.20 = 48,667		
Factor Value			
Adjustments	1.0000		
Lot Value	48,667		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,782 / 1,782
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,782
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2015 / 8

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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	252,717	141.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	42,540		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.70	Total Misc Impr	+ 6,162
Roofing Adj	+ 4.71	Garage Cost	+ 19,965
Subfloor Adj	+ -2.41	Total RCN	= 260,193
Heat/Cool Adj	+ 12.64	Depreciation ( 8%)	- 20,815
Plumbing Adj	+ 8.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 239,378
Adj Base Cost	= 131.35	Lot Value	+ 48,667
Total Area	x 1,782	Indicated Value	= 288,045
Adjusted Cost	= 234,066	Value Per SqFt	161.64

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	239,378		
Lot Value	48,667		
Indicated Value	288,045	161.64	Per SqFt
Agland Value			
Site Improvements	5,486		
Total Value	293,531	164.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	124800	17x6		102	26.61		2,714
PRCH	SLAB PORCH - COVERED	124801	13x10		130	26.52		3,448



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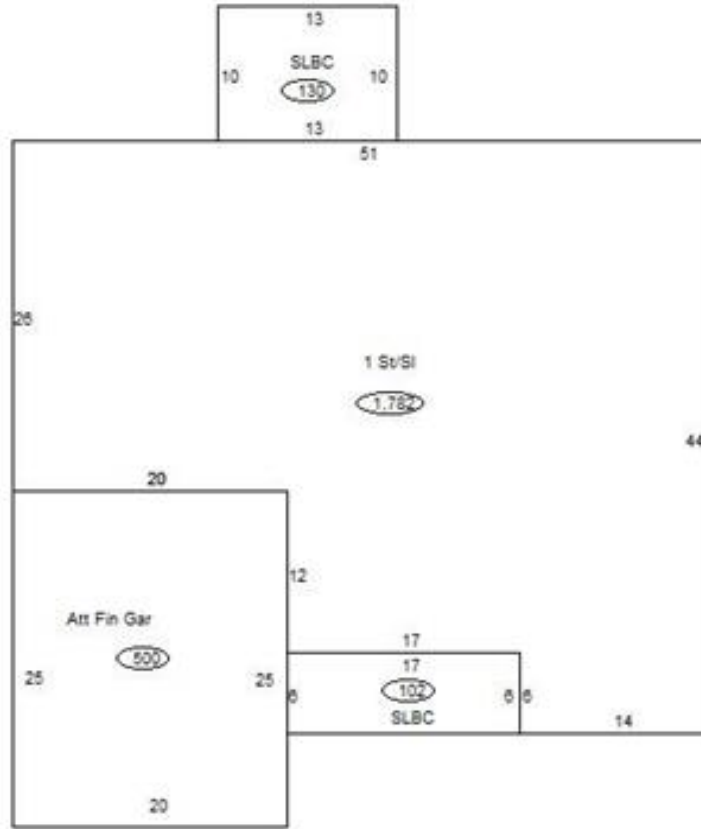
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Sketch Image

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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	1,782	1.000	1,782
2	G	5		13	Att Fin Gar	500	1.000	500
3	M	PRCH		13	SLBC	102	1.000	102
4	M	PRCH		13	SLBC	130	1.000	130
<b>Total Building Area</b>						<b>1,782</b>		<b>1,782</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x24x8	Plank	Formed Metal	288
	Qual	3	Cond 3	Year	2022	Eff Age 3
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (22.15 x 288)		6,379		6,379 893		5,486