



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:41:55
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Assessment Data					Primary Image				
Account	660096038								
Parcel ID	000000-00-0-50120-005-0004								
Cadastral ID	05-19-17-04840								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	19 - INOLA OT								
Name ID	329296								
CATES, AMANDA GAIL & NICHOLAS JOHN									
27 DYLAN DR INOLA OK 74036-0000									
Parcel Location									
Situs	00027 DYLAN DR								
Subdivision	WESTSIDE ESTATES II								
Lot/Block	0004 / 0005	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: 36.15177409 -95.51841657									
Building Permits									
WESTSIDE ESTATES II BLOCK 5 LOT 4									
Number	Description	Opened	Closed	Amount					
769853	R20- NEW 1600 SQ FT SFR	03/2019	11/2019	70,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	IHCC INC	10/24/2019	225,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2020	Land Value	44,953	26,150	11%	2,877	Assessed	29,448 2,357.61	
Year Frozen	0	Improvements	300,717	241,555		26,571	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -80.00	
TIF Project ID	0	Total Value	345,670	267,705		29,448	Total Taxable	28,448 2,278.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096038	CATES, AMANDA GAIL &	19	325,351	1000	27,590	2,209.00		
2024	2024-660096038	CATES, AMANDA GAIL &	19	346,587	1000	26,757	2,152.00		
2023	2023-660096038	CATES, AMANDA GAIL &	19	293,708	1000	25,948	2,090.00		
2022	2022-660096038	CATES, AMANDA GAIL &	19	296,447	1000	25,164	2,041.00		
2021	2021-660096038	CATES, AMANDA GAIL &	19	231,078	1000	24,402	1,955.00		
2020	2020-660096038	CATES, AMANDA GAIL &	19	224,201	1000	23,662	1,911.00		
2019	2019-660096038	IHCC INC	19	2,012	0	221	18.00		
2018	2018-660096038	IHCC INC	19	2,012	0	221	18.00		
2017	2017-660096038	IHCC INC	19	2,012	0	221	19.00		
2016	2016-660096038	IHCC INC	19	2,012	0	221	19.00		
2015	2015-660096038	IHCC INC	19	2,012	0	221	19.00		
2014	2014-660096038	IHCC INC	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	0.4507		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	19,635.00 x 2.29 = 44,953		
Factor Value			
Adjustments	1.0000		
Lot Value	44,953		



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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	2,156 / 2,156
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,156
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	726 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2019 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	303,600	140.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	35,610		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.63	Total Misc Impr	+	9,694			
Roofing Adj	+ 4.61	Garage Cost	+	27,109			
Subfloor Adj	+ -2.19	Total RCN	=	316,544			
Heat/Cool Adj	+ 12.64	Depreciation (5%)	-	15,827			
Plumbing Adj	+ 9.06	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	300,717			
Adj Base Cost	= 129.75	Lot Value	+	44,953			
Total Area	x 2,156	Indicated Value	=	345,670			
Adjusted Cost	= 279,741	Value Per SqFt		160.33			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	300,717		
Lot Value	44,953		
Indicated Value	345,670	160.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	345,670	160.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143503	22x12		264	26.10		6,890
PRCH	SLAB PORCH - COVERED	143504	11x8		88	26.65		2,345
PATO	SLAB PORCH - OPEN	143505	10x4		40	11.48		459



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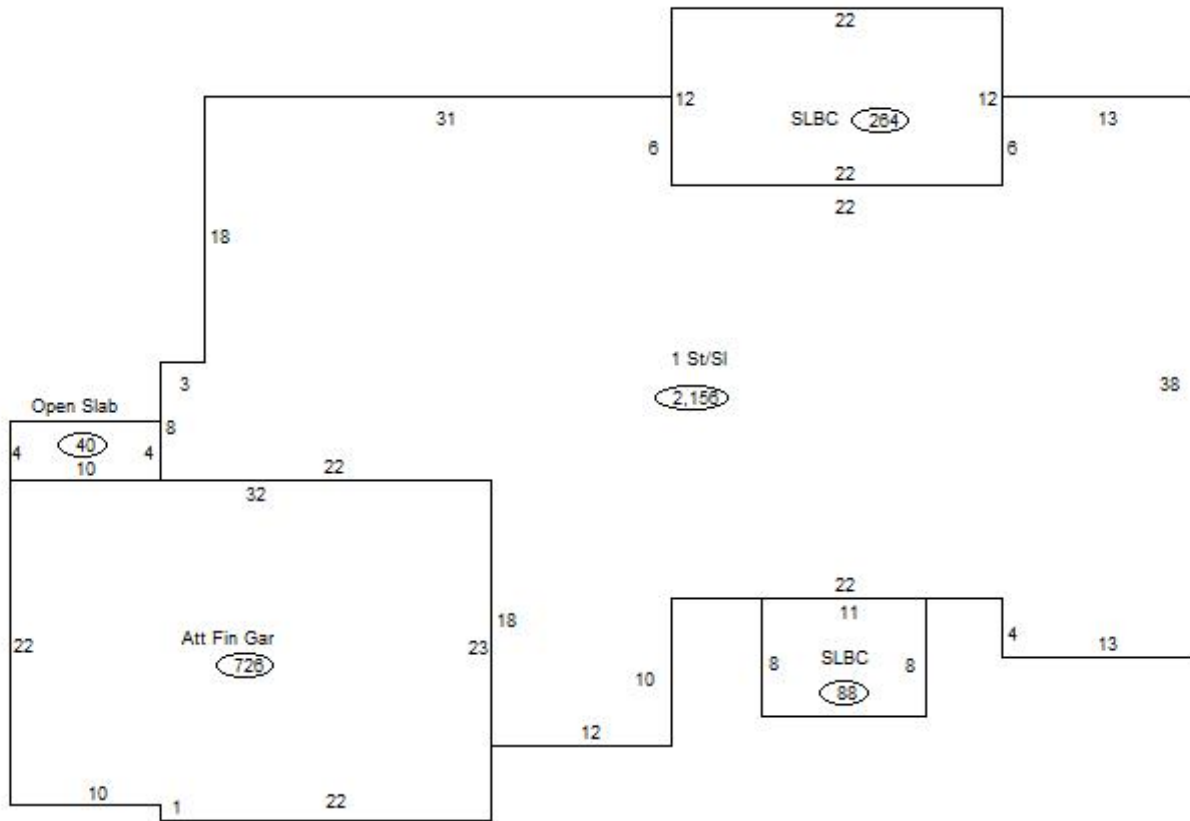
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Sketch Image

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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	2,156	1.000	2,156
2	G	5		13	Att Fin Gar	726	1.000	726
3	M	PRCH		13	SLBC	264	1.000	264
4	M	PRCH		13	SLBC	88	1.000	88
5	M	PATO		13	Open Slab	40	1.000	40
Total Building Area						2,156		2,156