



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:42:08
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660096069 Parcel ID 000000-00-0-00145-003-0001 Cadastral ID 33-20-17-02921 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 310769 WEAVER, GREGORY ADAM & BROOKE 30760 S CEDAR RIDGE DR INOLA OK 74036-0000 Parcel Location Situs 30760 S CEDAR RIDGE DR Subdivision CEDAR RIDGE INOLA Lot/Block 0001 / 0003 Parcel Size .95 - Lots Sec/Twn/Rng 33 / 20 / 17 / 5 Neighborhood 1009 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660096069_002.JPG 12/19/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.16401961 -95.50538093 PT LOT 1 BLOCK 3 CEDAR RIDGE INOLA (LOT 1 DESC AS THAT PT COMM NW/C LOT 1; S00-27-07W ALG W/L 91.31' TO POB; N86-42-15E 121.04'; N01-21-09W 33.51' N74-36-33E 103.75'; TO E/L TO CURVE L 23 11-39 RAD 160' DIST 64.77 CH BR S36-56-29E 64.33' ALG E/L LOT 1; S48-32-10E 162.89'; S41-27-50W 24.60;																																																																																																																									
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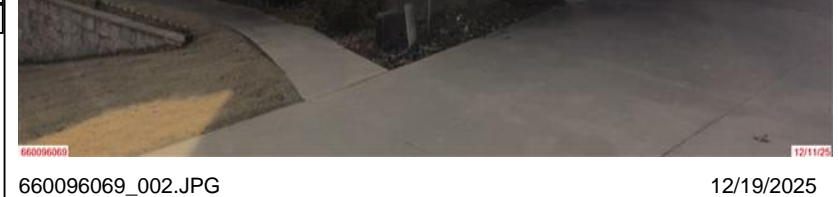
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Lot Data		Square-Foot - NBHD 1009 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	0				
Non-Ag Acres	0				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value	41,382.00 x .68 = 28,140				
Factor Value					
Adjustments	1.1636				
Lot Value	32,744				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	82% 1 1/2 Story Finished 18% One Story
Exterior Wall	20% Frame, Siding, Wood 80% Veneer, Stone
Base/Total Area	3,596 / 3,992
Style	82% 1 1/2 Story Finished - 18% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,596
Fixture/RghIn	19 /
Bed/F/H Bath	5 / 4.0 / 1.0
Basement Area	
Garage Type	616 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	516,346	129.35	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	103.07	Total Misc Impr	+ 24,373				
Roofing Adj	+ 4.98	Garage Cost	+ 35,839				
Subfloor Adj	+ -3.88	Total RCN	= 575,020				
Heat/Cool Adj	+ 16.31	Depreciation (9%)	- 51,752				
Plumbing Adj	+ 8.48	Lump Sums	+ 32,797				
Basement Adj	+ 0.00	RCNLD	= 556,065				
Adj Base Cost	= 128.96	Lot Value	+ 32,744				
Total Area	x 3,992	Indicated Value	= 588,809				
Adjusted Cost	= 514,808	Value Per SqFt	147.50				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	556,065		
Lot Value	32,744		
Indicated Value	588,809	147.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	588,809	147.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	122517	518		518	31.26		16,193
PRCH	SLAB PORCH - COVERED	122518	255		255	32.08		8,180
GRDT	Garage - Detached	189724	36x24		864	37.96		32,797



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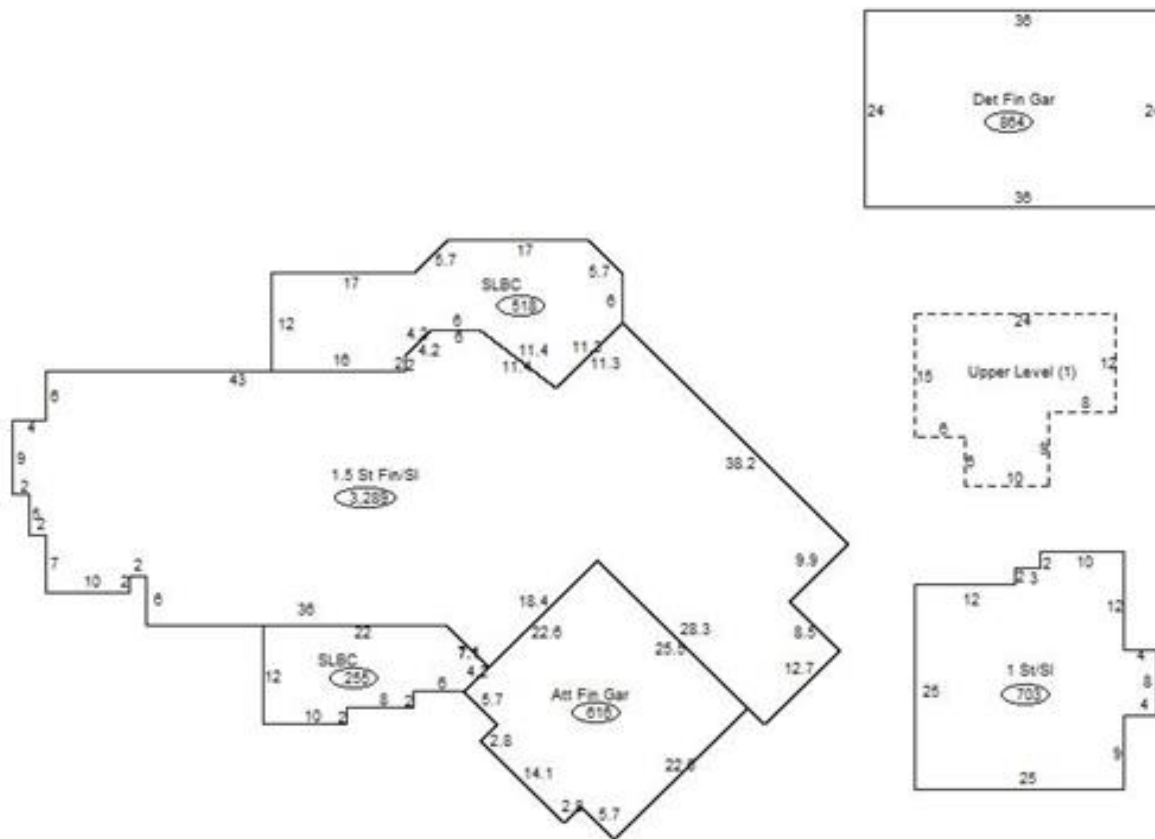
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Sketch Image

660096069



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/Sl	2,893	1.137	3,289
2	U	^UL		20	Upper Level (1)	396	1.000	396
3	R	1	Slab	20	1 St/Sl	703	1.000	703
4	M	PRCH		20	SLBC	518	1.000	518
5	M	PRCH		20	SLBC	255	1.000	255
6	G	5		20	Att Fin Gar	616	1.000	616
7	G	6		20	Det Fin Gar	864	1.000	864
Total Building Area						3,596		3,992