



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image															
<b>Account</b> 660105048 <b>Parcel ID</b> 000000-00-0-50010-040-0002 <b>Cadastral ID</b> 04-19-17-04532 <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> 342657 ROCKING V RANCH LLC  18761 E RED FOX TRAIL OWASSO OK 74055-0000  <b>Parcel Location</b> <b>Situs</b> 00315 C ST SE <b>Subdivision</b> INOLA O T <b>Lot/Block</b> 0002 / 0039 <b>Parcel Size</b> .83 - Lots <b>Sec/Twn/Rng</b> 4 / 19 / 17 / 5 <b>Neighborhood</b> 1205 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS				<p>660105048_001.JPG 11/14/2025</p>															
<b>Legal Description</b> Lat/Long: 36.14934494 -95.50327038										<b>Building Permits</b>									
S 82.50' LOT 2 BLOCK 39 INOLA O T				<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>R21</td> <td>R23- SPLIT</td> <td>03/2021</td> <td>08/2023</td> <td></td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R21	R23- SPLIT	03/2021	08/2023	
Number	Description	Opened	Closed	Amount															
R21	R23- SPLIT	03/2021	08/2023																
<b>Exemptions</b>				<b>Sale History</b>															
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	CRAIN, ROGER G & GAYLA	09/01/2023	259,500	YES										
					/	THACKER, CHESTER C	07/14/2022	15,000	YES										
					/	T & N PROPERTIES LLC	02/01/2021	12,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	80.060	<b>Current Tax</b>										
<b>Remove Cap</b>	2024		<b>Land Value</b>	48,059	48,059	11%	<b>Assessed</b>	29,049	2,325.66										
<b>Year Frozen</b>			<b>Improvements</b>	216,077	216,031		<b>Penalty</b>	0											
<b>Uncapped Value</b>	1,866		<b>Mobile Home</b>	0	0	0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	264,136	264,090	29,049	<b>Total Taxable</b>	29,049	2,326.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660105048	ROCKING V RANCH LLC			19	249,738	0	27,471	2,199.00										
2024	2024-660105048	ROCKING V RANCH LLC			19	259,969	0	28,597	2,299.00										
2023	2023-660105048	ROCKING V RANCH LLC			19	18,750	0	2,063	166.00										
2022	2022-660105048	CRAIN, ROGER G & GAYLA			19	9,583	0	1,054	85.00										
2021	2021-660105048	THACKER, CHESTER C			19	7,666	0	843	68.00										



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Lot Data		Square-Foot - NBHD 1205 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	11,550.00 x 2.35 = 27,143		
Factor Value			
Adjustments	1.7706		
Lot Value	48,059		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,483 / 1,483
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,483
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	518 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2023 / 2

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	107.21	Total Misc Impr	+ 5,824				
Roofing Adj	+ 4.53	Garage Cost	+ 17,685				
Subfloor Adj	+ -1.16	Total RCN	= 218,583				
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 4,372				
Plumbing Adj	+ 9.49	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 214,211				
Adj Base Cost	= 131.54	Lot Value	+ 48,059				
Total Area	x 1,483	Indicated Value	= 262,270				
Adjusted Cost	= 195,074	Value Per SqFt	176.85				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	214,211		
Lot Value	48,059		
Indicated Value	262,270	176.85	Per SqFt
Agland Value			
Site Improvements	1,866		
Total Value	264,136	178.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157875	112		112	23.91		2,678
PRCH	Slab Porch - Covered	157876	12x11		132	23.83		3,146



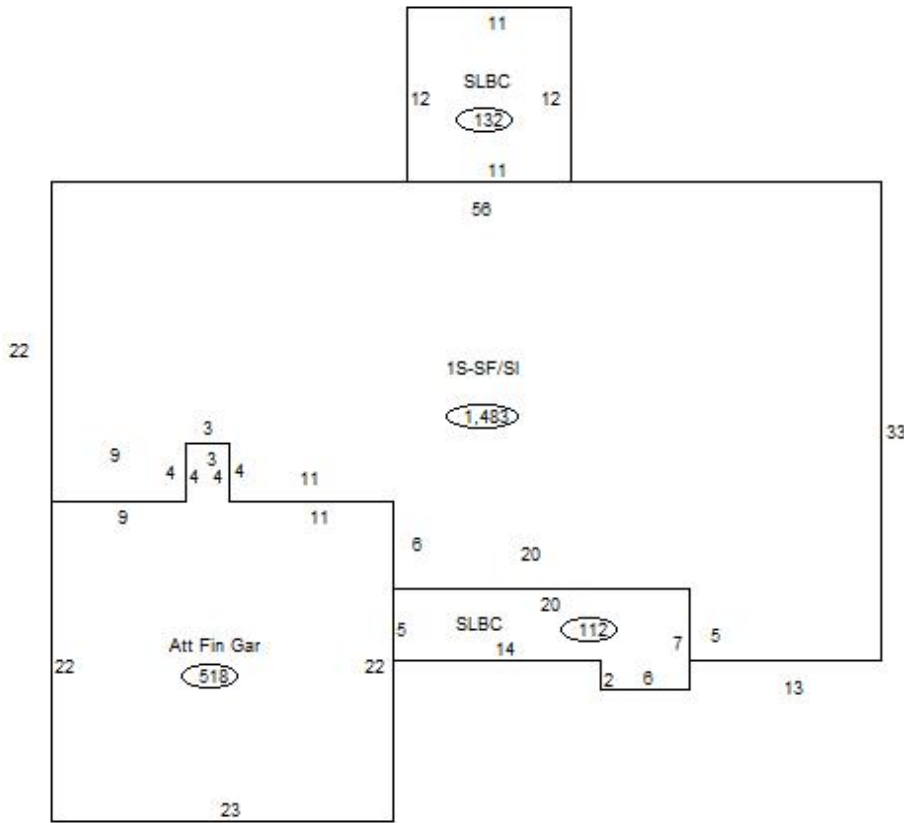
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Sketch Image

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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	1S-SF/SI	1,483	1.000	1,483
2	G	5		13	Att Fin Gar	518	1.000	518
3	M	PRCH		13	SLBC	112	1.000	112
4	M	PRCH		13	SLBC	132	1.000	132
<b>Total Building Area</b>						1,483		1,483



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96
	Qual	2	Cond 2	Year	2023	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 (22.60 x 96)		2,170		2,170	304	1,866