Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:05:33
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Assessment Data

Account 660107975
Parcel ID 19N17E-03-2-00000-002-0000
Cadastral ID 03-19-17-02722
Property Type REAL - Real Property
Property Class RR **VI Area** 3
Tax Area 2 - INOLA RURAL
Name ID 341438

CARPENTER, JAMES ARTHUR II &
CARPENTER, LACEY ALISON

31683 S MESA DR
INOLA OK 74036-0000

Parcel Location

Situs 31683 S MESA DR
Subdivision
Lot/Block / **Parcel Size** 1 - Acres
Sec/Twn/Rng 3 / 19 / 17 / 2
Neighborhood 1917 - UNPLATTED
School District S005 - INOLA SCHOOLS

Primary Image

660107975_001.JPG 2/29/2024

Legal Description

Lat/Long: 36.15927538 -95.48536477

TR DESC 2023-006105 AS COMM NW/C GOVT LOT 3; S88.3522E 1321 54'; S01.2006E 1085.47' TO POB; S88.5133W 330.85'; S01.2006E 131 66'; N88.5133E 330.85'; N01.2006W 131.66' TO POB.

Building Permits

Number	Description	Opened	Closed	Amount
R23 300	R24 NEW SFR 1805 SQ FT	09/2023	02/2024	360,000
S23	S24 SPLIT	05/2023	06/2023	

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	THOMAS, CHARLES & LISA	05/09/2023	35,500	YES

Parcel Valuation

Source	REAL
Remove Cap	2025
Year Frozen	
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	37,035	36,566	11%	4,022
Improvements	241,995	236,444		26,009
Mobile Home	0	0		0
Total Value	279,030	273,010		30,031

Levy Rate	80.060	Current Tax
Assessed	30,031	2,404.28
Penalty	0	
Exemption	1,000	-80.00
Total Taxable	29,031	2,324.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660107975	CARPENTER, JAMES ARTHUR II &	2	265,059	1000	28,156	2,254.00
2024	2024-660107975	CARPENTER, JAMES ARTHUR II &	2	41,142	0	4,043	325.00
2023	2023-660107975	CARPENTER, JAMES ARTHUR II &	2	35,000	0	695	56.00

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Lot Data — Square-Foot - NBHD 1917 #1

Lot Size	0	0
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	1.0004	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	43,579.00 x .85 = 37,035	
Factor Value		
Adjustments		
Lot Value	37,035	

Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,800 / 1,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,800
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

Cost Approach — Manual : 01/2025

Base Cost		94.66	**Total Misc Impr**	+	8,945
Roofing Adj	+	5.25	**Garage Cost**	+	22,974
Subfloor Adj	+	-2.19	**Total RCN**	=	242,069
Heat/Cool Adj	+	12.64	**Depreciation (2%)**	-	4,841
Plumbing Adj	+	6.39	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	237,228
Adj Base Cost	=	116.75	**Lot Value**	+	37,035
Total Area	x	1,800	**Indicated Value**	=	274,263
Adjusted Cost	=	210,150	**Value Per SqFt**		152.37

Primary Image

660107975_001.JPG 2/29/2024

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	1	Res
Adjustment Model	A2	AO Test
Comparables		
Indicated Value		

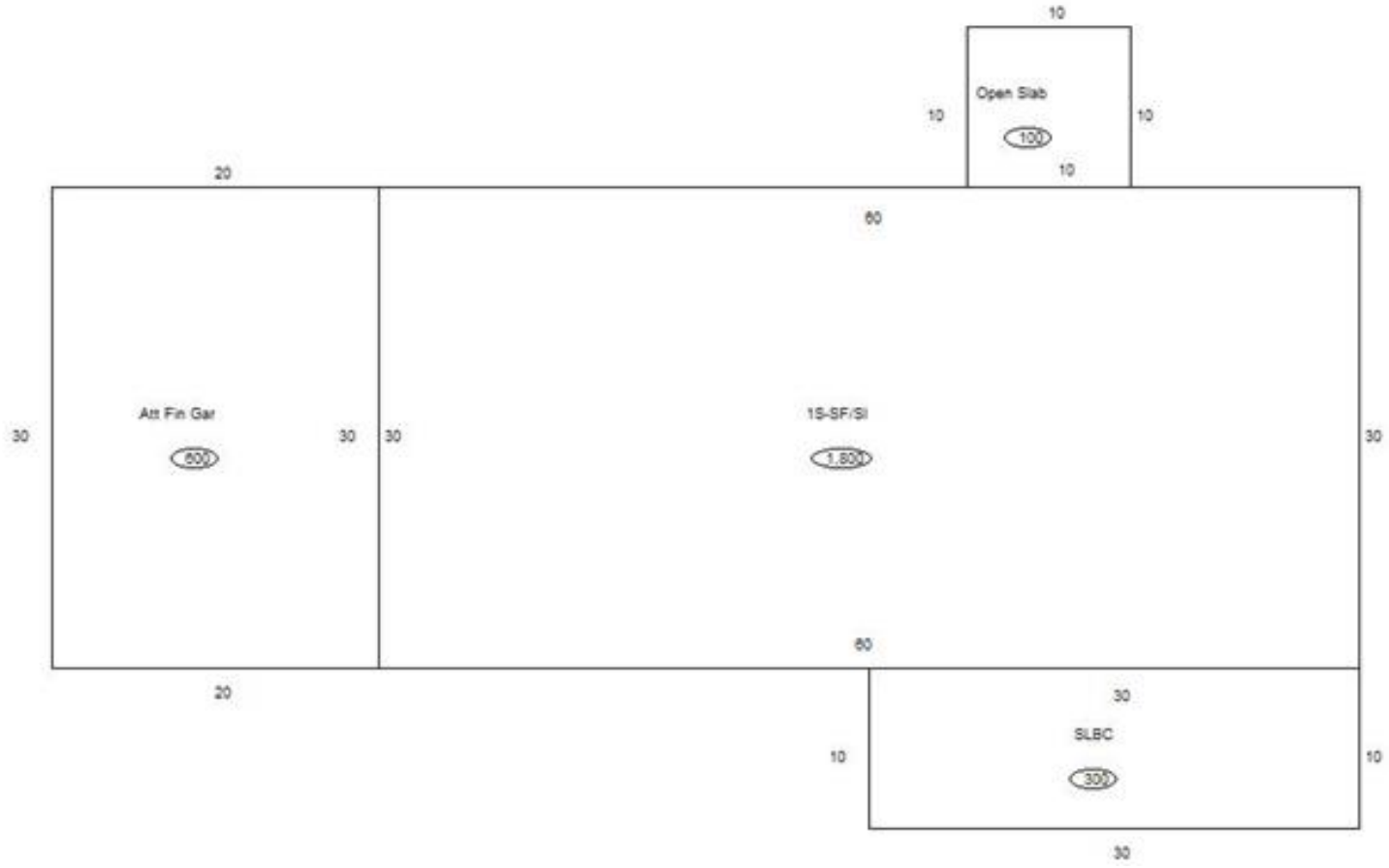
Value Reconciliation

Selected Approach	Cost Approach		
Improvements	237,228		
Lot Value	37,035		
Indicated Value	274,263	152.37	**Per SqFt**
Agland Value			
Site Improvements	4,767		
Total Value	279,030	155.02	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159709	30x10		300	25.99		7,797
PATO	Slab Porch - Open	159710	10x10		100	11.48		1,148

Sketch Image 660107975



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	1,800	1.000	1,800
2	G	5		10	Att Fin Gar	600	1.000	600
3	M	PRCH		10	SLBC	300	1.000	300
4	M	PATO		10	Open Slab	100	1.000	100
					Total Building Area	1,800		1,800

660107975

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x18x8	Plank	Formed Metal	216
	Qual	3 **Cond** 3	**Year** 2025	**Eff Age** 1		

Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (23.23 x 216)	5,018		5,018	251	4,767