



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660000003				<p>\\tsclient\C\Users\Randy Necessary\Pictures\102_0916\IMG_0023. 9/17/2021</p>				
Parcel ID	19N16E-01-2-00000-000-0000								
Cadastral ID	01-19-16-00300								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	156344								
KEENER, WILLIAM R JR									
15154 E 590 RD									
INOLA OK 74036-0000									
Parcel Location									
Situs	15154 E 590 RD								
Subdivision									
Lot/Block	/	Parcel Size	5 - Acres						
Sec/Twn/Rng	1 / 19 / 16 / 2								
Neighborhood	1916 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description									
Lat/Long: 36.16154072 -95.56217532									
W 5 AC OF E 10.53 ACRES OF LOT 4									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
PD	Add-Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	0	Land Value	181,781	39,995	11%	4,399	Assessed	7,663	613.50
Year Frozen	2005	Improvements	134,897	29,680		3,264	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000	-160.00
TIF Project ID	0	Total Value	316,678	69,675		7,663	Total Taxable	5,663	453.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000003	KEENER, WILLIAM R JR	2	161,256	2000	5,665	454.00		
2024	2024-660000003	KEENER, WILLIAM R JR	2	166,092	1000	6,664	536.00		
2023	2023-660000003	KEENER, WILLIAM R JR	2	121,766	1000	6,664	537.00		
2022	2022-660000003	KEENER, WILLIAM R JR	2	121,766	1000	6,664	541.00		
2021	2021-660000003	KEENER, WILLIAM R JR	2	123,252	1000	6,665	534.00		
2020	2020-660000003	KEENER, WILLIAM R JR	2	116,581	1000	6,664	538.00		
2019	2019-660000003	KEENER, WILLIAM R JR	2	106,896	1000	6,664	551.00		
2018	2018-660000003	KEENER, WILLIAM R JR	2	112,241	1000	6,665	556.00		
2017	2017-660000003	KEENER, WILLIAM R JR	2	111,819	1000	6,664	561.00		
2016	2016-660000003	KEENER, WILLIAM R JR	2	109,424	1000	6,664	567.00		
2015	2015-660000003	KEENER, WILLIAM R JR	2	107,324	1000	6,664	578.00		
2014	2014-660000003	KEENER, WILLIAM R JR	2	108,937	1000	6,665	598.00		
2013	2013-660000003	KEENER, WILLIAM R JR	2	105,156	1000	6,665	561.00		



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Lot Data	Square-Foot - NBHD 1916 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	5.0478	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	219,883.00 x .49 = 106,930	
Factor Value		
Adjustments	1.7000	
Lot Value	181,781	

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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Frame, Siding, Vinyl 15% Veneer, Masonry
Base/Total Area	1,595 / 1,595
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	480 Carport - Shed Roof
Remodel	
Year/Eff Age	1968 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	165,368	103.68	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	87.61	Total Misc Impr	+	6,260	
Roofing Adj	+ 4.61	Garage Cost	+	4,685	
Subfloor Adj	+ 2.31	Total RCN	=	183,157	
Heat/Cool Adj	+ 10.30	Depreciation (46%)	-	84,252	
Plumbing Adj	+ 3.14	Lump Sums	+	7,795	
Basement Adj	+ 0.00	RCNLD	=	106,700	
Adj Base Cost	= 107.97	Lot Value	+	181,781	
Total Area	x 1,595	Indicated Value	=	288,481	
Adjusted Cost	= 172,212	Value Per SqFt		180.87	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,700		
Lot Value	181,781		
Indicated Value	288,481	180.87	Per SqFt
Agland Value			
Site Improvements	28,197		
Total Value	316,678	198.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
SHLT	STORM SHELTER	0		1	2014	0.00		
WODC	Wood Deck - Covered	112851	27x10		270	28.87		7,795
PRCH	SLAB PORCH - COVERED	112852	20x4		80	21.04		1,683



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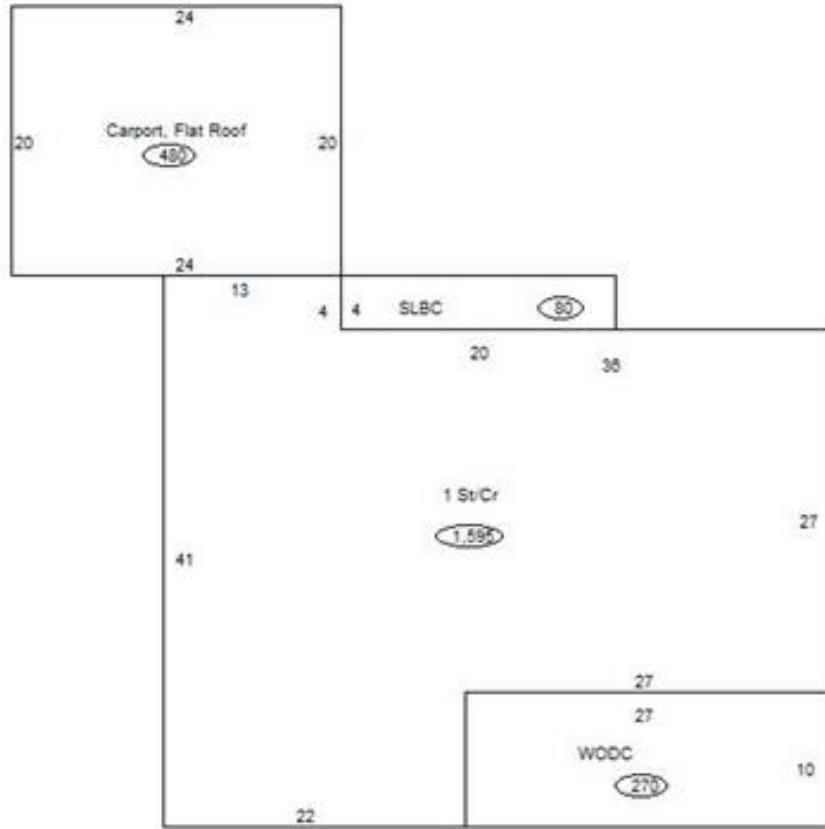
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,595	1.000	1,595
2	M	WODC		13	WODC	270	1.000	270
3	M	PRCH		13	SLBC	80	1.000	80
4	G	4		13	Carport, Flat Roof	480	1.000	480
Total Building Area						1,595		1,595



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x6	Dirt	Formed Metal	80
	Qual 2	Cond 2	Year 1990	Eff Age 36		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (19.83 x 80)	1,586		1,586	1,269	317

	BNGP	Barn - General Purpose	18x36x8	Dirt	Formed Metal	648
	Qual 3	Cond 3	Year 1980	Eff Age 35		

Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (22.82 x 648)	14,787		14,787	9,020	5,767

	BNGP	Barn - General Purpose	36x36x10	Concrete	Formed Metal	1,296
	Qual 5	Cond 3	Year 1980	Eff Age 35		

Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (43.75 x 1,296)	56,700		56,700	34,587	22,113