




# 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	660000018				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0920\IMG_0013. 9/20/2021</p>				
Parcel ID	19N16E-01-1-00000-000-0000								
Cadastral ID	01-19-16-01800								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	348091								
SAMPLE, STACEY									
31102 S 4190 RD INOLA OK 74036-0000									
Parcel Location									
Situs	31102 S 4190 RD								
Subdivision									
Lot/Block	/	Parcel Size	10.93 - Acres						
Sec/Twn/Rng	1 / 19 / 16 / 1								
Neighborhood	1916 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.16143311 -95.54847499									
LOT 1 LESS W 303' THEREOF & LESS E 190' OF W 493' OF GOV LOT 1 & LESS E 325' OF W 818' OF N 268' OF LOT 1									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21	R23- POSS CLOSING IN GARAGE	10/2021	05/2022						
7978	R5 FOR IMPROVEMENTS	04/2003	12/2004	75,240					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	STAPLETON, RICHARD BLAKE &	08/28/2025	505,000	YES					
2489/933	STEWART, CARI D	07/29/2015	219,000	YES					
1778/332	MERCER, WARREN E & YVONNE--A	05/26/2006	203,000	YES					
1026/904	VANDIVER, MILFORD & RUBY P	05/29/1996	45,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2026	Land Value	270,791	270,791	11%	29,787	Assessed	55,550 4,447.33	
Year Frozen	0	Improvements	234,212	234,212		25,763	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -80.00	
TIF Project ID	0	Total Value	505,003	505,003		55,550	Total Taxable	54,550 4,367.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000018	SAMPLE, STACEY	2	289,377	0	31,832	2,548.00		
2024	2024-660000018	STAPLETON, RICHARD BLAKE &	2	300,346	0	32,558	2,618.00		
2023	2023-660000018	STAPLETON, RICHARD BLAKE &	2	281,886	0	31,008	2,497.00		
2022	2022-660000018	STAPLETON, RICHARD BLAKE &	2	284,472	0	29,667	2,406.00		
2021	2021-660000018	STAPLETON, RICHARD BLAKE &	2	246,905	0	26,658	2,136.00		
2020	2020-660000018	STAPLETON, RICHARD BLAKE &	2	234,276	0	25,389	2,051.00		
2019	2019-660000018	STAPLETON, RICHARD BLAKE &	2	219,816	0	24,180	1,998.00		
2018	2018-660000018	STAPLETON, RICHARD BLAKE &	2	225,596	0	24,816	2,072.00		
2017	2017-660000018	STAPLETON, RICHARD BLAKE &	2	223,653	0	24,602	2,070.00		
2016	2016-660000018	STAPLETON, RICHARD BLAKE &	2	218,958	0	24,085	2,049.00		
2015	2015-660000018	STAPLETON, RICHARD BLAKE &	2	183,326	1000	18,952	1,644.00		
2014	2014-660000018	STEWART, CARI D	2	184,596	1000	18,371	1,650.00		
2013	2013-660000018	STEWART, CARI D	2	175,402	1000	17,807	1,500.00		



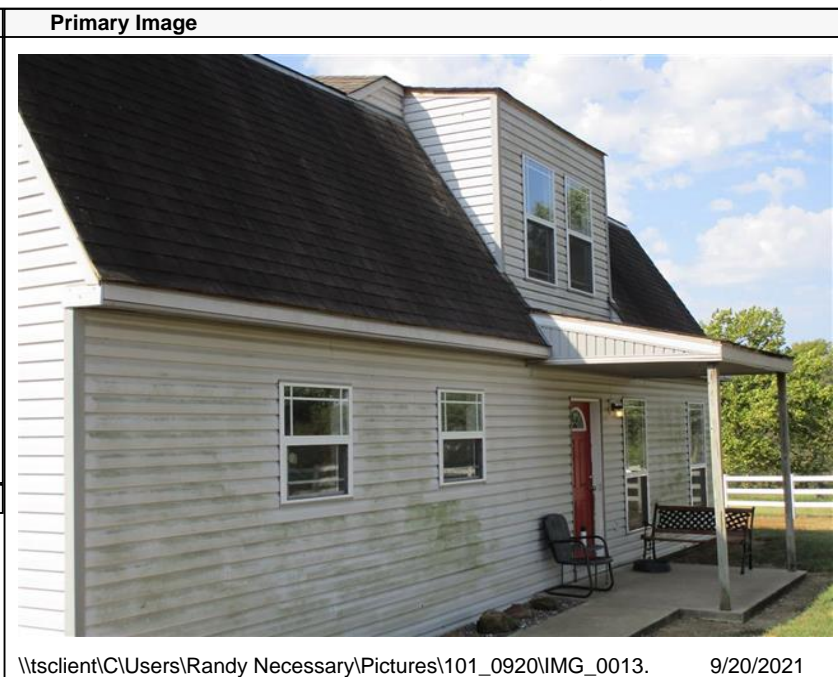
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Lot Data		Square-Foot - NBHD 1916 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	11.1428		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	1	
Method	Square-Foot		
Base Lot Value	485,379.00 x .28 = 133,480		
Factor Value	33,370		
Adjustments	1.6230		
Lot Value	270,791		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	800 / 1,812
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	800
Fixture/RghIn	19 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	608 Attached Garage - Finished
Remodel	
Year/Eff Age	2003 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	286,845	158.30	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	75.29	Total Misc Impr	+	5,096	
Roofing Adj	+ 2.22	Garage Cost	+	20,015	
Subfloor Adj	+ -0.58	Total RCN	=	209,083	
Heat/Cool Adj	+ 11.47	Depreciation ( 21%)	-	43,907	
Plumbing Adj	+ 13.13	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	165,176	
Adj Base Cost	= 101.53	Lot Value	+	270,791	
Total Area	x 1,812	Indicated Value	=	435,967	
Adjusted Cost	= 183,972	Value Per SqFt		240.60	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,176		
Lot Value	270,791		
Indicated Value	435,967	240.60	Per SqFt
Agland Value			
Site Improvements	69,036		
Total Value	505,003	278.70	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	5,095.98		5,096
SHLT	STORM SHELTER	0		1	2017	0.00		



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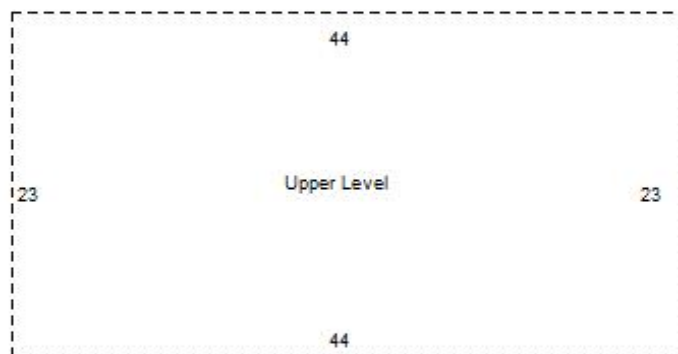
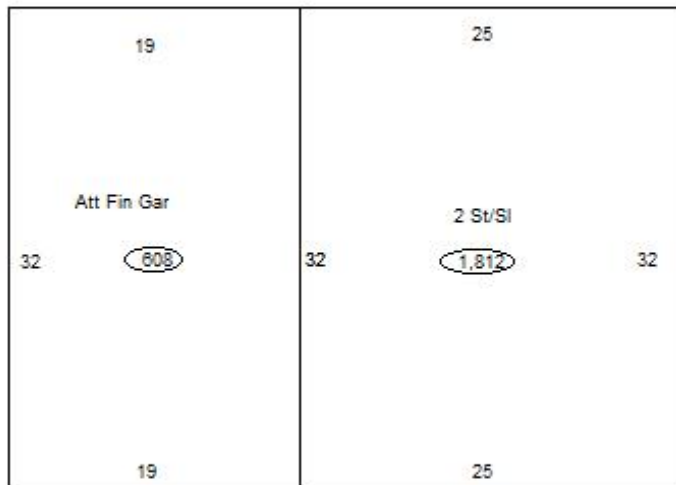
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	800	2.265	1,812
2	U	^UL	Overhang	13	Upper Level	1,012	1.000	1,012
3	G	5		13	Att Fin Gar	608	1.000	608
<b>Total Building Area</b>						800		1,812



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
LNT0	Lean To - Attached	20x50x10	Dirt	Formed Metal	1,000	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2024	<b>Eff Age</b> 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (12% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (7.29 x 1,000)		7,290	7,290	875	6,415	
UTIL	Utility Building	40x20x12	Concrete	Formed Metal	800	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (32.29 x 800)		25,832	25,832	1,808	24,024	
LNT0	Lean To - Attached	20x10x12	Concrete	Formed Metal	200	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (14.56 x 200)		2,912	2,912	728	2,184	
LOAF	Loafing Shed	12x20x6	Dirt	Formed Metal	240	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (7.12 x 240)		1,709	1,709	786	923	
LNT0	Lean To - Attached	6x50x10	Concrete	Formed Metal	300	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2009	<b>Eff Age</b> 13		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (54% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (13.70 x 300)		4,110	4,110	2,219	1,891	
BNGP	Barn - General Purpose	36x50x12	Concrete	Formed Metal	1,800	
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2009	<b>Eff Age</b> 13		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (28% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (25.56 x 1,800)		46,008	46,008	12,882	33,126	
CPDT	Carport - Detached	20x14x8	Dirt	Composition Shingle	280	
<b>Qual</b>	3	<b>Cond</b> 2	<b>Year</b> 2000	<b>Eff Age</b> 26		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (5.45 x 280)		1,526	1,526	1,221	305	



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNTO	Lean To - Attached	6x10x0	Dirt	Composition Shingle	60
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary	Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
Base Cost (9.02 x 60)	541		541 373	168