



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	660000027				<p>\\tsclient\C\Users\Randy Necessary\Pictures\102_0916\IMG_0022. 9/17/2021</p>					
Parcel ID	19N16E-01-2-00000-000-0000									
Cadastral ID	01-19-16-02600									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	3							
Tax Area	2 - INOLA RURAL									
Name ID	156564									
WERNER, JAMES M										
15082 E 590 RD										
INOLA OK 74036-0000										
Parcel Location										
Situs	15082 E 590 RD									
Subdivision										
Lot/Block	/	Parcel Size	2.5 - Acres							
Sec/Twn/Rng	1 / 19 / 16 / 2									
Neighborhood	1916 - UNPLATTED									
School District	S005 - INOLA SCHOOLS									
Legal Description Lat/Long: 36.16154848 -95.56302410										
Building Permits										
E2 E2 W2 OF GOV. LOT 4										
Number	Description	Opened	Closed	Amount						
7755	R4-NEW HOME POSS BLT IN 2002	11/2002	01/2004	85,000						
Exemptions										
Code	Type	Active	Maximum	Exemption	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	53,450	34,409	11%	3,785	Assessed	9,660	773.38	
Year Frozen	0	Improvements	60,757	53,407		5,875	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	114,207	87,816		9,660	Total Taxable	9,660	773.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660000027	WERNER, JAMES M			2	83,635	0	9,200	737.00	
2024	2024-660000027	WERNER, JAMES M			2	87,547	0	8,835	710.00	
2023	2023-660000027	WERNER, JAMES M			2	76,491	0	8,414	678.00	
2022	2022-660000027	WERNER, JAMES M			2	77,533	0	8,074	655.00	
2021	2021-660000027	WERNER, JAMES M			2	77,786	0	7,689	616.00	
2020	2020-660000027	WERNER, JAMES M			2	69,413	0	7,323	592.00	
2019	2019-660000027	WERNER, JAMES M			2	63,408	0	6,975	576.00	
2018	2018-660000027	WERNER, JAMES M			2	66,749	0	7,342	613.00	
2017	2017-660000027	WERNER, JAMES M			2	66,288	0	7,292	614.00	
2016	2016-660000027	WERNER, JAMES M			2	64,836	0	7,132	607.00	
2015	2015-660000027	WERNER, JAMES M			2	63,746	0	7,012	608.00	
2014	2014-660000027	WERNER, JAMES M			2	64,160	1000	5,823	523.00	
2013	2013-660000027	WERNER, JAMES M			2	62,525	1000	5,625	474.00	



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Lot Data		Square-Foot - NBHD 1916 #1
Lot Size		
Lot Count		
Units Buildable	2.5	
Non-Ag Acres	2.7764	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value	120,942.00 x .44 = 53,450	
Factor Value		
Adjustments		
Lot Value	53,450	



Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,035 / 1,035
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1963 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	62,651	60.53	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	92.62	Total Misc Impr	+	737	
Roofing Adj	+ 4.20	Garage Cost	+		
Subfloor Adj	+ 2.43	Total RCN	=	119,131	
Heat/Cool Adj	+ 10.30	Depreciation (49%)	-	58,374	
Plumbing Adj	+ 4.84	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	60,757	
Adj Base Cost	= 114.39	Lot Value	+	53,450	
Total Area	x 1,035	Indicated Value	=	114,207	
Adjusted Cost	= 118,394	Value Per SqFt		110.34	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,757		
Lot Value	53,450		
Indicated Value	114,207	110.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	114,207	110.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	71	12x6		72	10.24		737



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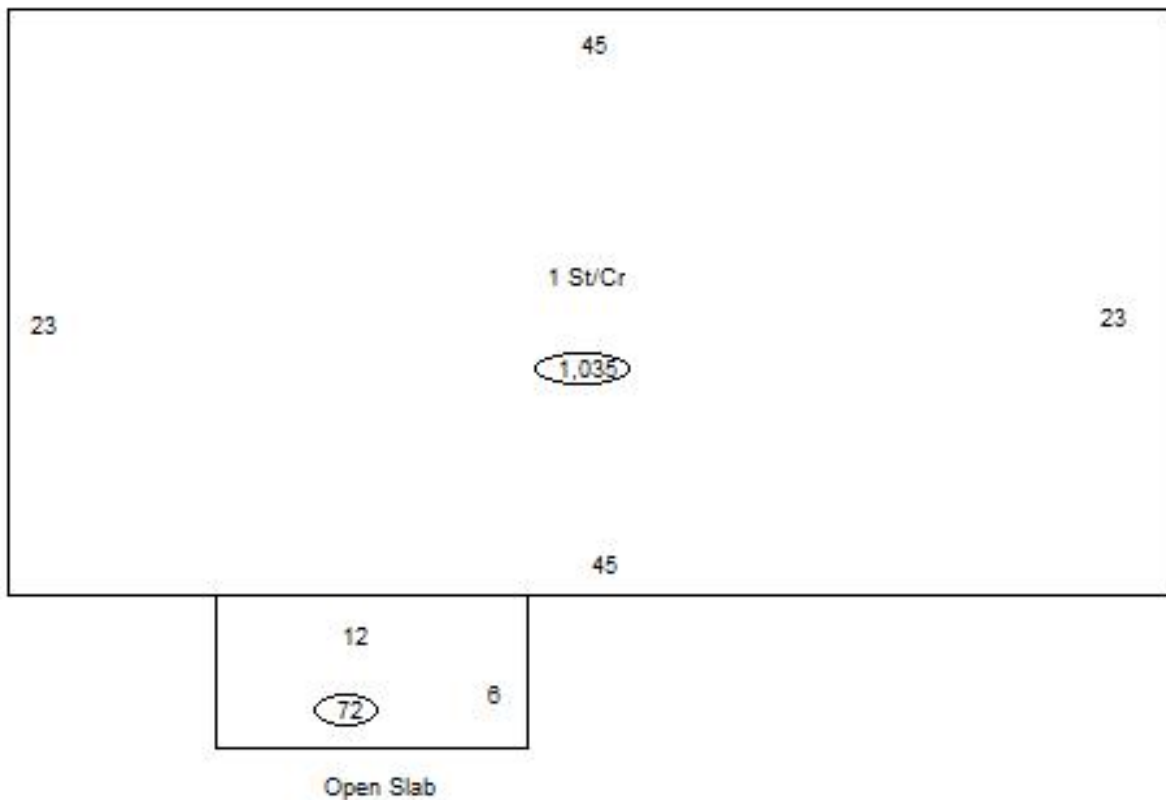
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Sketch Image

66000027



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,035	1.000	1,035
2	M	PATO		10	Open Slab	72	1.000	72
Total Building Area						1,035		1,035