




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image														
Account 660000049 Parcel ID 000000-00-0-00006-001-0006 Cadastral ID 01-19-16-04250 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 293078 HINES, JACOB W 15588 E ANDERSON WAY INOLA OK 74036-0000 Parcel Location Situs 15588 E ANDERSON WAY Subdivision ANDERSON ACRES Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 19 / 16 / 5 Neighborhood 1093 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0910\IMG_0019. 9/17/2021</p>														
Legal Description Lot/Long: 36.16082398 -95.55445724																			
LOT 6 BLOCK 1 ANDERSON ACRES					Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					1803/605	JARRETT, SANDRA A	08/31/2006	111,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax										
Remove Cap	2007		Land Value 57,954	21,026	11%	2,313	Assessed	14,971	1,198.58										
Year Frozen	0		Improvements 119,589	115,072		12,658	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 177,543	136,098		14,971	Total Taxable	14,971	1,199.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660000049	HINES, JACOB W			2	171,582	0	14,258	1,141.00										
2024	2024-660000049	HINES, JACOB W			2	179,586	0	13,579	1,092.00										
2023	2023-660000049	HINES, JACOB W			2	117,568	0	12,932	1,042.00										
2022	2022-660000049	HINES, JACOB W			2	114,105	0	12,552	1,018.00										
2021	2021-660000049	HINES, JACOB W			2	121,419	0	13,356	1,070.00										
2020	2020-660000049	HINES, JACOB W			2	120,820	0	13,272	1,072.00										
2019	2019-660000049	HINES, JACOB W			2	114,908	0	12,640	1,044.00										
2018	2018-660000049	HINES, JACOB W			2	119,777	0	13,175	1,100.00										
2017	2017-660000049	HINES, JACOB W			2	118,751	0	13,063	1,099.00										
2016	2016-660000049	HINES, JACOB W			2	115,689	0	12,726	1,083.00										
2015	2015-660000049	HINES, JACOB W			2	113,282	0	12,461	1,081.00										
2014	2014-660000049	HINES, JACOB W			2	116,725	0	12,696	1,140.00										
2013	2013-660000049	HINES, JACOB W			2	109,922	0	12,091	1,018.00										



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Lot Data		Square-Foot - NBHD 1093 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2776		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	55,653.00 x 1.04 = 57,954		
Factor Value			
Adjustments	1.0000		
Lot Value	57,954		



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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	1,434 / 1,434
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,434
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	164,032	114.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	38,490		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.54	Total Misc Impr	+ 8,393				
Roofing Adj	+ 4.47	Garage Cost	+ 18,580				
Subfloor Adj	+ -1.19	Total RCN	= 213,551				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 93,962				
Plumbing Adj	+ 9.82	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 119,589				
Adj Base Cost	= 130.11	Lot Value	+ 57,954				
Total Area	x 1,434	Indicated Value	= 177,543				
Adjusted Cost	= 186,578	Value Per SqFt	123.81				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,589		
Lot Value	57,954		
Indicated Value	177,543	123.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	177,543	123.81	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
PRCH	SLAB PORCH - COVERED	141	19x4		76	24.03		1,826
PATO	SLAB PORCH - OPEN	142	14x10		140	10.51		1,471



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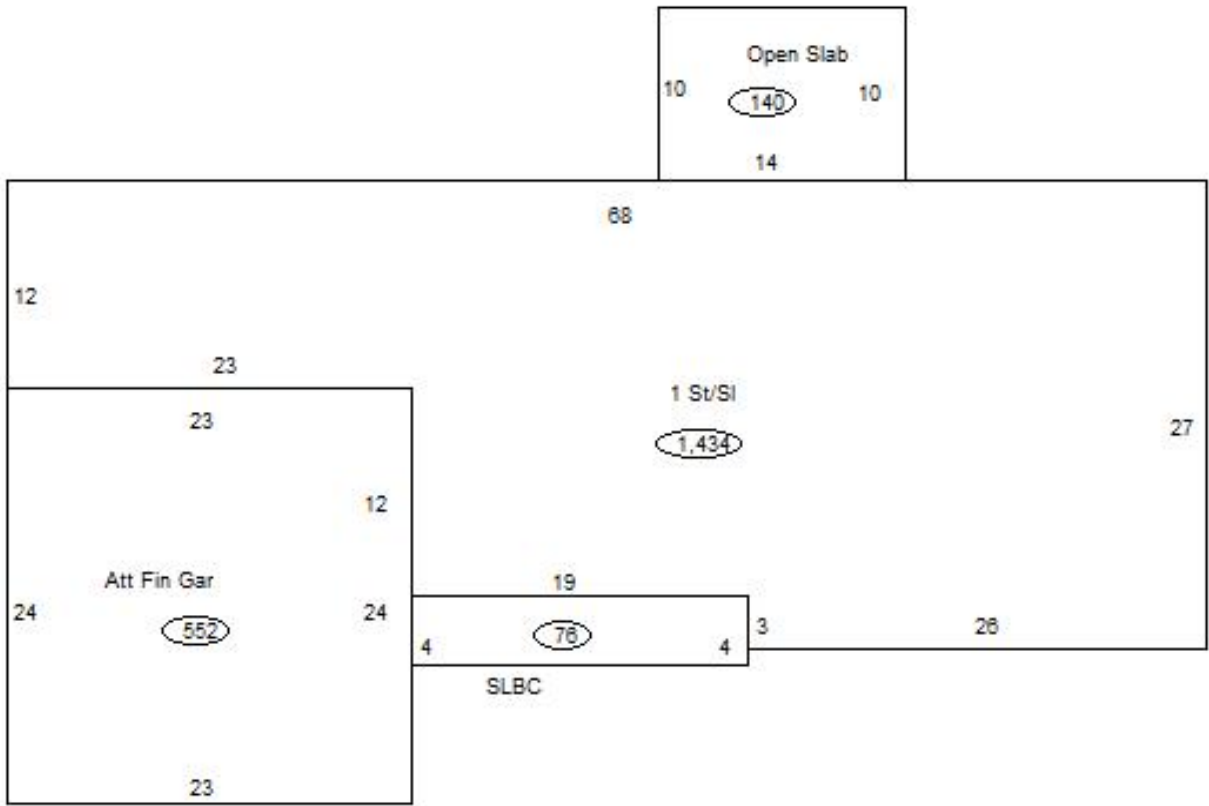
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Sketch Image

66000049



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,434	1.000	1,434
2	G	5		13	Att Fin Gar	552	1.000	552
3	M	PRCH		13	SLBC	76	1.000	76
4	M	PATO		13	Open Slab	140	1.000	140
Total Building Area						1,434		1,434