



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:14:45
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Assessment Data					Primary Image																																																																																																																				
Account 660000052 Parcel ID 000000-00-0-00006-001-0009 Cadastral ID 01-19-16-04280 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 320880 COOK, KENNETH EUGENE & VICKIE LEE-TRUST 15525 E ANDERSON DR INOLA OK 74036-0000 Parcel Location Situs 15525 E ANDERSON DR Subdivision ANDERSON ACRES Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 19 / 16 / 5 Neighborhood 1093 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.16006417 -95.55581075																																																																																																																									
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Lot Data		Square-Foot - NBHD 1093 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.294		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	56,367.00 x 1.04 = 58,419		
Factor Value			
Adjustments	1.0000		
Lot Value	58,419		



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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	90% Veneer, Masonry 10% Frame, Plywood or Ha
Base/Total Area	1,720 / 1,720
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,720
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	1983 / 32

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	285,341 165.90 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	302,780 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	142,232
Lot Value	58,419
Indicated Value	200,651 116.66 Per SqFt
Agland Value	
Site Improvements	106,945
Total Value	307,596 178.83 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.87	Total Misc Impr	+ 12,125
Roofing Adj	+ 4.40	Garage Cost	+ 16,761
Subfloor Adj	+ -1.15	Total RCN	= 245,228
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 102,996
Plumbing Adj	+ 8.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 142,232
Adj Base Cost	= 125.78	Lot Value	+ 58,419
Total Area	x 1,720	Indicated Value	= 200,651
Adjusted Cost	= 216,342	Value Per SqFt	116.66

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2017	1	0.00		
ODFP	Outdoor Fireplace/Firepit	0		1 2021	1	2,503.91		2,504
PRCH	Porch	156	20x4		80	24.02		1,922
PRCH	Porch	157	332		332	23.19		7,699



Rogers

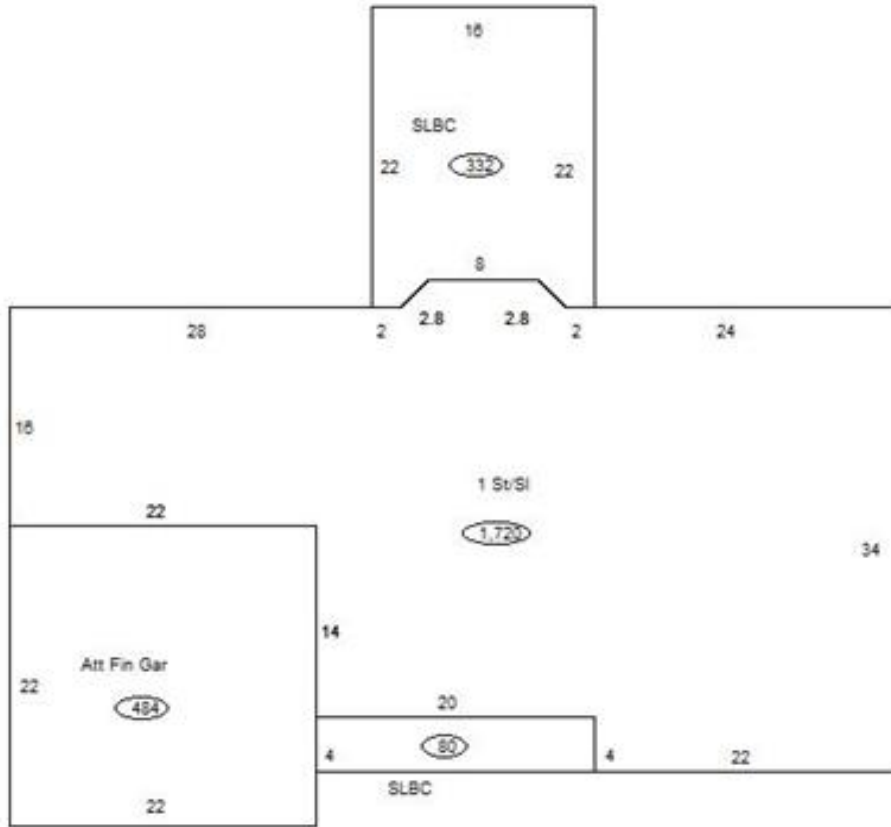
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Sketch Image

66000052



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,720	1.000	1,720
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PRCH		13	SLBC	332	1.000	332
Total Building Area						1,720		1,720



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATO	Patio - Open	16x14x8	Concrete		224
	Qual 4	Cond 3	Year 2022	Eff Age 3		

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (12.72 x 224)	2,849		2,849	427
				2,422

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building2	30x16x12	Concrete	Formed Metal	480
	Qual 3	Cond 3	Year 2021	Eff Age 4		
		Interior Finish (Residential)	Finished Area	Fixture Count		30,429

Valuation Summary	Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (32.29 x 480)	15,499		45,928	3,215
				42,713



Building Image	Code	Description	Dimensions	Floor	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete	720
	Qual 4	Cond 6	Year 2009	Eff Age 5	

Valuation Summary	Modifier Total	RCN	Depr (27% Phys/ % Func)	RCNLD
Base Cost (54.31 x 720)	39,103		39,103	10,558
				28,545

Building Image	Code	Description	Dimensions	Floor	Total Units
	PATO	Patio - Open	16x18x8	Concrete	224
	Qual 4	Cond 3	Year 2009	Eff Age 13	

Valuation Summary	Modifier Total	RCN	Depr (56% Phys/ % Func)	RCNLD
Base Cost (12.72 x 224)	2,849		2,849	1,595
				1,254

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x50x12	Concrete	Formed Metal	1,500
	Qual 3	Cond 3	Year 2009	Eff Age 13		

Valuation Summary	Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (29.64 x 1,500)	44,460		44,460	12,449
				32,011