



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:47:33
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Assessment Data					Primary Image																																																																																																																				
Account 660000384 Parcel ID 20N16E-01-3-00000-000-0000 Cadastral ID 01-20-16-00320 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 146574 KIRKES, WAYLAND R & KAY D 31617 S EARLENE AVE INOLA OK 74036-0000 Parcel Location Situs 15355 E 540 RD Subdivision Lot/Block / Parcel Size 9.85 - Acres Sec/Twn/Rng 1 / 20 / 16 / 3 Neighborhood 2016 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\\\tsclient\C\PICS\2017-09-13\IMG_0034.JPG 9/14/2017</p>																																																																																																																				
Legal Description Lat/Long: 36.23602812 -95.55947430 SW/4 SE/4 SW/4 LESS S'ERLY STRIP DEEDED TO ODOT FOR HWY 88 DESC ON BOOK 1701-388 TOTALING .15 AC OF THAT .09 AC IS NEW ROW DESC AS BEG AT SE/C THEREOF; TH S88-30-01W 140.16'; TH N01-30-05W 16.50'; TH N44-23-46E 43.79'; TH N86-54-12E 108.61'; TH S01-4020E 50' TO POB.																																																																																																																									
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Lot Data		Square-Foot - UNPLATTED LAND (ACRES)		Primary Image				
Lot Size				 <p>\\tsclient\C\PICS\2017-09-13\IMG_0034.JPG 9/14/2017</p>				
Lot Count								
Units Buildable	9.85							
Non-Ag Acres	9.6151							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	418,833.00 x .37 = 156,342							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	156,342			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	1 Res			
Base/Total Area /				Adjustment Model	A2 AO Test			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach	Cost Approach			
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	156,342			
Basement Area				Indicated Value	156,342 0.00 Per SqFt			
Garage Type				Agland Value				
Remodel				Site Improvements	21,781			
Year/Eff Age /				Total Value	178,123 0.00 Total Value Per SqFt			
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 156,342					
Total Area	x	Indicated Value	= 156,342					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		10x20x8	Plank	Formed Metal	200
Qual	3	Cond 3	Year 2018	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)		RCNLD
Base Cost (23.63 x 200)		4,726		4,726 1,323		3,403
LOAF	Loafing Shed		10x14x8	Dirt	Galvanized Metal	140
Qual	2	Cond 2	Year 2005	Eff Age 21		
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)		RCNLD
Base Cost (5.68 x 140)		795		795 485		310
LOAF	Loafing Shed		8x12x6	Dirt	Formed Metal	96
Qual	3	Cond 2	Year 2001	Eff Age 25		
Valuation Summary		Modifier Total	RCN	Depr (68% Phys/ % Func)		RCNLD
Base Cost (6.82 x 96)		655		655 445		210
EQSH	Equipment Shed		40x40x12	Dirt	Galvanized Metal	1,600
Qual	3	Cond 2	Year 2000	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)		RCNLD
Base Cost (16.83 x 1,600)		26,928		26,928 14,541		12,387
BNGP	Barn - General Purpose		26x30x12	Dirt	Galvanized Metal	780
Qual	2	Cond 2	Year 1985	Eff Age 41		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (20.04 x 780)		15,631		15,631 10,160		5,471