




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:00:15
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000385 Parcel ID 20N16E-01-3-00000-000-0000 Cadastral ID 01-20-16-00330 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 322193 MCCLELLAN, RANDA L 15505 E 540 RD INOLA OK 74136-0000 Parcel Location Situs 15505 E 540 RD Subdivision Lot/Block / Parcel Size 8.22 - Acres Sec/Twn/Rng 1 / 20 / 16 / 3 Neighborhood 2016 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-26\IMG 8/26/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.23600463 -95.55739292																																																																																																																									
SE/4 SE/4 SW/4 LESS ALL ROW DEEDED TO ODOT FOR HWY 88 DESC IN ITS ENTIRETY AS A 1.78 AC TR ON BOOK 1701-378 AS BEG SE/C THEREOF; TH N01-3005W 659.99'; TH S88-2915W 163.85; TH S'ERLY ON L CURVE RAD 2074.06 ARC DIST 186.64' CHORD S07 5733E; TH S17-2238E 106.89';					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>9775</td> <td>R7 TO REPLACE EXISTING MH</td> <td>11/2005</td> <td>12/2006</td> <td>72,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	9775	R7 TO REPLACE EXISTING MH	11/2005	12/2006	72,000																																																																																																						
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Date 04/18/2026
 Time 08:00:15
 Page 2

Lot Data		Square-Foot - UNPLATTED LAND (ACRES)		Primary Image				
Lot Size								
Lot Count								
Units Buildable	8.22							
Non-Ag Acres	7.9022							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	344,218.00 x .38 = 130,973			D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-26\IMG 8/26/2021				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	130,973			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 130,973				
Basement Area				Indicated Value 130,973 0.00 Per SqFt				
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value 130,973 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	+ 130,973					
Total Area	x	Indicated Value	= 130,973					
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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 Page 3

Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	6 Mobile Home 68 x 31
Condition	3 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,108 / 2,108
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2005 / 16

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	74,466
Lot Value	
Indicated Value	74,466
Agland Value	35.33 Per SqFt
Site Improvements	
Total Value	74,466
	35.33 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	52.30	Total Misc Impr	+ 2,035
Roofing Adj	+ 2.44	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 132,394
Heat/Cool Adj	+ 2.05	Depreciation (47%)	- 62,225
Plumbing Adj	+ 5.05	Lump Sums	+ 4,297
Basement Adj	+ 0.00	RCNLD	= 74,466
Adj Base Cost	= 61.84	Lot Value	+
Total Area	x 2,108	Indicated Value	= 74,466
Adjusted Cost	= 130,359	Value Per SqFt	35.33

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	152134	16x12		192	22.45	25%	3,233
WODO	Wood Deck - Open	152135	12x10		120	26.09	66%	1,064
WDBS	Wood Burning Stove			1	1	2,035.09		2,035



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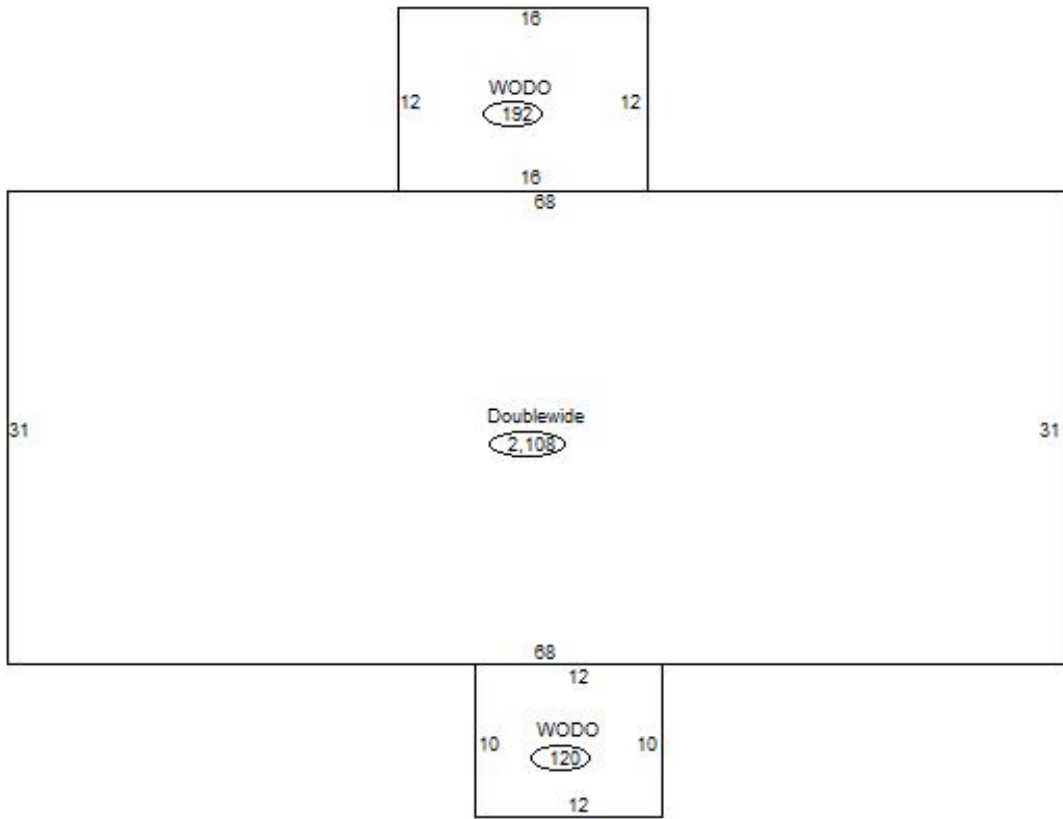
Date 04/18/2026

Time 08:00:15

Page 4

Sketch Image

660000385



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	2,108	1.000	2,108
2	M	WODO		13	WODO	192	1.000	192
3	M	WODO		13	WODO	120	1.000	120
Total Building Area						2,108		2,108