




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 660000387 Parcel ID 20N16E-01-4-00000-000-0000 Cadastral ID 01-20-16-00500 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 255230 JOSEPH, KERRY J TRUSTEE 15945 E 540 RD INOLA OK 74036-0000 Parcel Location Situs 15945 E 540 RD Subdivision Lot/Block / Parcel Size 109.96 - Acres Sec/Twn/Rng 1 / 20 / 16 / 4 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: 36.23896142 -95.54996681 TR IN E2 SE, BEG NW/C, S 70- 42 E 1045.96', S 2291.39', TO S/L SE, W 982.5', N 2640' TO POB LESS S 660' W 660' E2 SE. & S 977' W2 SE LESS HY & CHURCH; AND LESS .81 AC OF NEW HWY 88 ROW. & S 828.8' N 1663.8' W2 SE LESS HWY RTWY AND LESS NEW ROW OF HWY 88																																																																																																																									
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Lot Data - Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	
Lot Size	
Lot Count	0
Units Buildable	0
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-26\IMG 8/26/2021

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Stone
Base/Total Area	2,366 / 2,366
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,366
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1958 / 41

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	

Cost Approach				Manual : 01/2025			
Base Cost	112.47	Total Misc Impr	+ 16,079				
Roofing Adj	+ 5.86	Garage Cost	+ 0				
Subfloor Adj	+ -4.62	Total RCN	= 343,723				
Heat/Cool Adj	+ 16.31	Depreciation (47%)	- 161,550				
Plumbing Adj	+ 8.46	Lump Sums	+ 16,170				
Basement Adj	+ 0.00	RCNLD	= 198,343				
Adj Base Cost	= 138.48	Lot Value	+ 0				
Total Area	x 2,366	Indicated Value	= 198,343				
Adjusted Cost	= 327,644	Value Per SqFt	83.83				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	198,343		
Lot Value			
Indicated Value	198,343	83.83	Per SqFt
Agland Value	13,251		
Site Improvements	104,049		
Total Value	497,816	210.40	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	7,243.87		7,244
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	SLAB PORCH - COVERED	1313	23x12		276	32.01		8,835
WODO	Wood Deck - Open	136929	626		626	21.23		13,290
PERG	Pergola	182719	12x12		144	20.00		2,880



Rogers

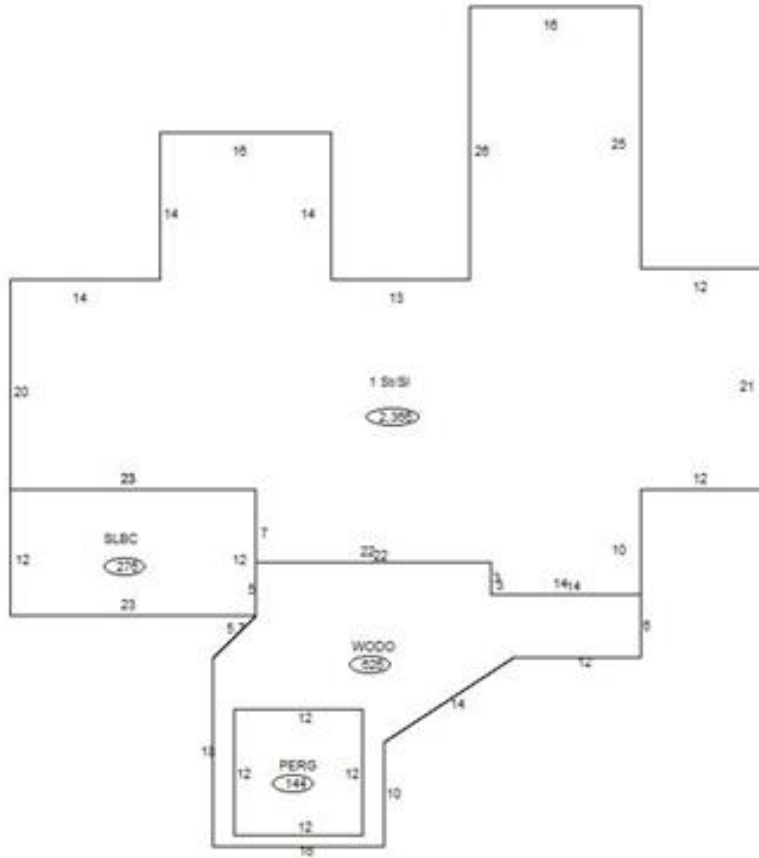
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	276	1.000	276
2	R	1	Slab	13	1 St/SI	2,366	1.000	2,366
3	M	WODO		13	WODO	626	1.000	626
4	M	PERG		13	PERG	144	1.000	144
Total Building Area						2,366		2,366



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
LNT0	Lean To - Attached		14x35x14	Base	Formed Metal	490
Qual	2	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD	
Base Cost (8.66 x 490)		4,243		4,243	1,824	2,419
PCPT	Carport - Portable		14x35x14	Base	Formed Metal	490
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD	
Base Cost (5.36 x 490)		2,626		2,626	867	1,759
ASC	Awing/Shelter/Carport		8x22x8	Dirt	Galvanized Metal	176
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD	
Base Cost (4.37 x 176)		769		769	254	515
ASC	Awing/Shelter/Carport		12x24x8	Dirt	Formed Metal	288
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD	
Base Cost (4.56 x 288)		1,313		1,313	696	617
ASC	Awing/Shelter/Carport		12x12x8	Dirt	Composition Shingle	144
Qual	5	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD	
Base Cost (6.38 x 144)		919		919	487	432
SHDS	Shed - Small		6x6x8	Plank	Composition Shingle	36
Qual	4	Cond 3	Year 2008	Eff Age 14		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
Base Cost (39.20 x 36)		1,411		1,411	691	720
UTIL	Utility Building		30x40x10	Concrete	Formed Metal	1,200
Qual	5	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (39.29 x 1,200)		47,148		47,148	17,445	29,703



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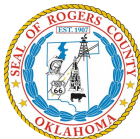
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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
LOAF	Loafing Shed		10x20x8	Dirt	Galvanized Metal	200
Qual	2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (6.01 x 200)		1,202		1,202	709	493
UTIL	Utility Building		32x38x10	Concrete	Formed Metal	1,216
Qual	4	Cond 3	Year 1990	Eff Age 27		
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
Base Cost (35.68 x 1,216)		43,387		43,387	23,863	19,524
SHDS	Shed - Small		12x36x8	Plank	Composition Shingle	432
Qual	4	Cond 4	Year 1990	Eff Age 22		
Valuation Summary		Modifier Total	RCN	Depr (63% Phys/ % Func)	RCNLD	
Base Cost (22.10 x 432)		9,547		9,547	6,015	3,532
CKCP	Chicken Coop		6x12x6	Dirt	Formed Metal	72
Qual	3	Cond 3	Year 1990	Eff Age 27		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 100% Func)	RCNLD	
Base Cost (6.26 x 72)		451		451	451	
EQSH	Equipment Shed		40x100x12	Dirt	Galvanized Metal	4,000
Qual	3	Cond 3	Year 1985	Eff Age 31		
Valuation Summary		Modifier Total	RCN	Depr (58% Phys/ % Func)	RCNLD	
Base Cost (15.38 x 4,000)		61,520		61,520	35,682	25,838
LOAF	Loafing Shed		20x40x8	Dirt	Galvanized Metal	800
Qual	3	Cond 3	Year 1985	Eff Age 31		
Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD	
Base Cost (6.36 x 800)		5,088		5,088	3,969	1,119
BNGP	Barn - General Purpose		30x40x12	Concrete	Composition Shingle	1,200
Qual	2	Cond 4	Year 1960	Eff Age 40		
Valuation Summary		Modifier Total	RCN	Depr (64% Phys/ % Func)	RCNLD	
Base Cost (24.11 x 1,200)		28,932		28,932	18,516	10,416



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Outbuildings/Site Improvements

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	UTIL	Utility Building	14x46x8	Concrete	Composition Shingle	644	
	Qual 1.5	Cond 3	Year 1955	Eff Age	53		
		Valuation Summary	Modifier Total	RCN	Depr (74% Phys/ % Func)	RCNLD	
		Base Cost (28.88 x 644)	18,599		18,599	13,763	4,836
	LF	LOAFING SHED	0x0x0			900	
	Qual 3	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 900)	3,834		3,834	2,876	958
	LT	LEAN-TO	10x20x0			200	
	Qual 3	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 200)	584		584	29	555
	LF	LOAFING SHED	12x16x0			192	
	Qual	Cond	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (4.26 x 192)	818		818	205	613
	PCPT	Carport - Portable	0x0x0				
	Qual	Cond	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (4.61 x)					



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			29.647	122	122	3,629	3,629
CO	COLLINSVILLE STONY LOAM	NTV PST	22			19.497	53	53	1,029	1,029
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			18.748	168	168	3,150	3,150
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			15.995	192	192	3,071	3,071
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			2.062	192	192	396	396
VD	VERDIGRIS SILT LOAM	TMBR	95			4.407	171	171	754	754
VE	VERDIGRIS CLAY LOAM	TMBR	90			.430	162	162	70	70
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			13.613	85	85	1,152	1,152
W	WATER	TMBR	0			5.561	0	0	0	0
TMBR Totals						109.960			13,251	13,251
Total Agland						109.960			13,251	13,251