




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	660001088				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0920\IMG_0046. 9/20/2021</p>				
Parcel ID	19N16E-02-1-00000-000-0000								
Cadastral ID	02-19-16-00700								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	274140								
O'BRYANT, KAREN L &									
GARY W									
14808 E 590 RD									
INOLA OK 74036-0000									
Parcel Location									
Situs	14808 E 590 RD								
Subdivision									
Lot/Block	/	Parcel Size	11.09 - Acres						
Sec/Twn/Rng	2 / 19 / 16 / 1								
Neighborhood	1916 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.16153200 -95.56848561									
Building Permits									
W2 LOT 1									
Number	Description	Opened	Closed	Amount					
R19	R20- POSS NEW SHOP	08/2019	01/2020						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1227/65	NIXON, GARY L &	05/09/2000	90,000	Yes					
817/863			62,500	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2001	Land Value	131,096	59,914	11%	6,591	Assessed	18,853 1,509.37	
Year Frozen	0	Improvements	191,599	111,467		12,262	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -80.00	
TIF Project ID	0	Total Value	322,695	171,381		18,853	Total Taxable	17,853 1,429.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001088	O'BRYANT, KAREN L &	2	173,670	1000	17,304	1,385.00		
2024	2024-660001088	O'BRYANT, KAREN L &	2	172,479	1000	16,770	1,348.00		
2023	2023-660001088	O'BRYANT, KAREN L &	2	156,839	1000	16,253	1,309.00		
2022	2022-660001088	O'BRYANT, KAREN L &	2	158,605	1000	16,447	1,334.00		
2021	2021-660001088	O'BRYANT, KAREN L &	2	158,993	1000	15,818	1,267.00		
2020	2020-660001088	O'BRYANT, KAREN L &	2	151,942	1000	15,329	1,238.00		
2019	2019-660001088	O'BRYANT, KAREN L &	2	105,023	1000	10,553	872.00		
2018	2018-660001088	O'BRYANT, KAREN L &	2	110,206	1000	11,123	929.00		
2017	2017-660001088	O'BRYANT, KAREN L &	2	108,623	1000	10,859	914.00		
2016	2016-660001088	O'BRYANT, KAREN L &	2	106,999	1000	10,514	895.00		
2015	2015-660001088	O'BRYANT, KAREN L &	2	105,703	1000	10,178	883.00		
2014	2014-660001088	O'BRYANT, KAREN L &	2	108,316	1000	9,853	885.00		
2013	2013-660001088	O'BRYANT, KAREN L &	2	95,788	1000	9,537	803.00		




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Lot Data	Square-Foot - NBHD 1916 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 10.5955 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 461,541.00 x .28 = 131,096 Factor Value Adjustments Lot Value 131,096		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0920\IMG_0046. 9/20/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,452 / 1,452
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,452
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1948 / 59

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 264,428 182.11 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	101.40	Total Misc Impr	+ 21,741	Roofing Adj	+ 5.76	Garage Cost	+ 17,775
Subfloor Adj	+ -2.37	Total RCN	= 220,188	Heat/Cool Adj	+ 12.64	Depreciation (61%)	- 134,315
Plumbing Adj	+ 7.00	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 85,873
Adj Base Cost	= 124.43	Lot Value	+ 131,096	Total Area	x 1,452	Indicated Value	= 216,969
		Value Per SqFt	149.43	Adjusted Cost	= 180,672		

Value Reconciliation
Selected Approach Cost Approach Improvements 85,873 Lot Value 131,096 Indicated Value 216,969 149.43 Per SqFt Agland Value Site Improvements 105,726 Total Value 322,695 222.24 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	5,615.40		5,615
PATO	SLAB PORCH - OPEN	2878	26x24		624	8.60		5,366
PRCH	Slab Porch - Covered	153345	30x14		420	25.62		10,760



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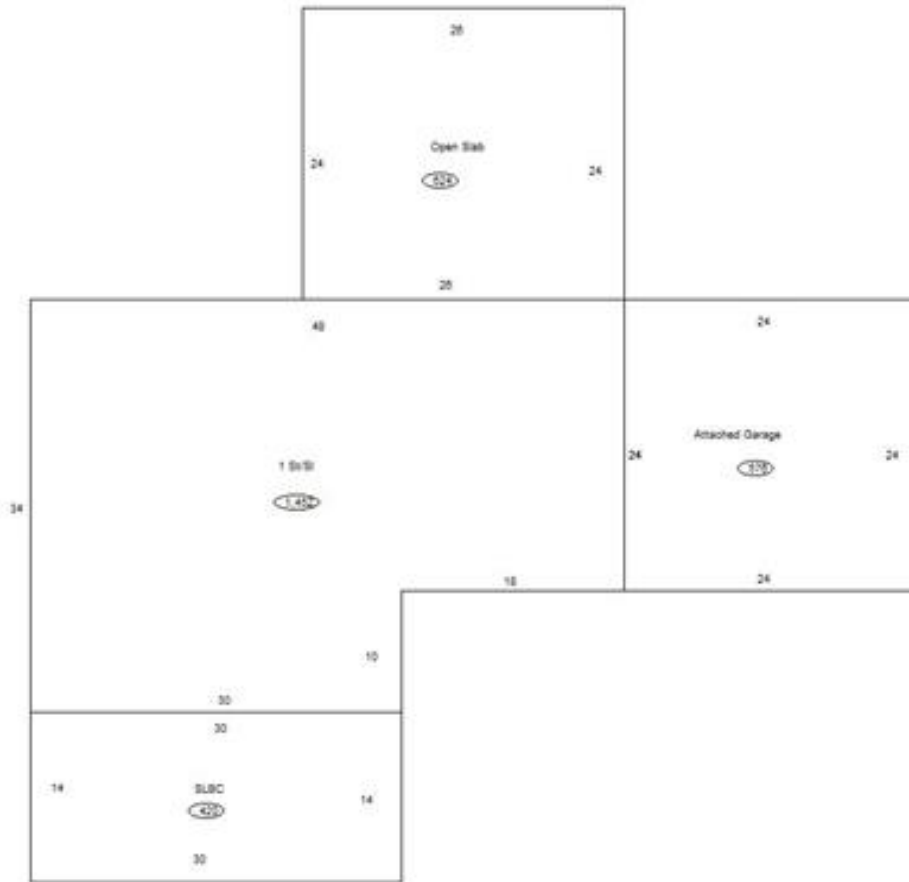
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,452	1.000	1,452
2	G	1		10	Attached Garage	576	1.000	576
3	M	PATO		10	Open Slab	624	1.000	624
4	M	PRCH		10	SLBC	420	1.000	420
Total Building Area						1,452		1,452



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x30x8	Gravel	Formed Metal	600
	Qual 3	Cond 3	Year 2021	Eff Age	4	
Valuation Summary			Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (4.38 x 600)		2,628		2,628	394	2,234
	LOAF	Loafing Shed	20x14x8	Dirt	Formed Metal	280
	Qual 3	Cond 3	Year 2021	Eff Age	4	
Valuation Summary			Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
Base Cost (7.12 x 280)		1,994		1,994	379	1,615
	UTIL	Utility Building	60x40x12	Concrete	Formed Metal	2,400
	Qual 3	Cond 3	Year 2019	Eff Age	5	
Valuation Summary			Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
Base Cost (26.64 x 2,400)		63,936		63,936	5,754	58,182
	LNTO	Lean To - Attached	25x10x0	Dirt	Formed Metal	250
	Qual 3	Cond 3	Year 2019	Eff Age	5	
Valuation Summary			Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
Base Cost (9.14 x 250)		2,285		2,285	708	1,577
	LNTO	Lean To - Attached	25x10x0	Concrete	Formed Metal	250
	Qual 3	Cond 3	Year 2019	Eff Age	5	
Valuation Summary			Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
Base Cost (13.87 x 250)		3,468		3,468	1,075	2,393
	LOAF	Loafing Shed	10x30x8	Dirt	Formed Metal	300
	Qual 3	Cond 3	Year 2010	Eff Age	12	
Valuation Summary			Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (7.12 x 300)		2,136		2,136	983	1,153
	BNGP	Barn - General Purpose	30x60x10	Dirt	Formed Metal	1,800
	Qual 3	Cond 3	Year 2000	Eff Age	20	
Valuation Summary			Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (21.09 x 1,800)		37,962		37,962	18,601	19,361



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	16x50x8	Dirt	Formed Metal	800
	Qual 3	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (7.49 x 800)	5,992		5,992	3,535	2,457

	BNGP	Barn - General Purpose	60x40x8	Dirt	Galvanized Metal	2,400
	Qual 3	Cond 3	Year 1980	Eff Age 35		

Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (17.90 x 2,400)	42,960		42,960	26,206	16,754