Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account	660001779
Parcel ID	19N16E-03-2-00000-000-0000
Cadastral ID	03-19-16-00800
Property Type	REAL - Real Property
Property Class	RA **VI Area** 3
Tax Area	2 - INOLA RURAL
Name ID	181634

SANDERS, TOMMY M

33505 S 4230 RD
INOLA OK 74036-5883

Parcel Location

Situs	13302 E 590 RD
Subdivision	
Lot/Block	/ **Parcel Size** 28.81 - Acres
Sec/Twn/Rng	3 / 19 / 16 / 2
Neighborhood	1916 - UNPLATTED
School District	S005 - INOLA SCHOOLS

Primary Image

660001779_005.JPG 12/16/2025

Legal Description

Lat/Long: 36.16056731 -95.59474395

NE NW (ALSO KNOWN AS LOTS 3 & 6) LESS TR DESC AS: THAT PT OF LOT 3 BEG: 173' E OF NW/C THEREOF; S 370', E 140', N 370 W 140' TO POB LESS E 330' NE NW

Building Permits

Number	Description	Opened	Closed	Amount
R20	R21 - POSSIBLY NEW CONST.	01/2019	10/2020	

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	SANDERS, SAM H	01/31/2020	280,000	WB

Parcel Valuation

Source	REAL
Remove Cap	0
Year Frozen	0
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	7,182	6,647	11%	731
Improvements	164,801	112,261		12,349
Mobile Home	0	0		0
Total Value	171,983	118,908		13,080

Levy Rate	80.060	Current Tax
Assessed	13,080	1,047.18
Penalty	0	
Exemption	1,000	-80.00
Total Taxable	12,080	967.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001779	SANDERS, TOMMY M	2	185,502	1000	11,699	937.00
2024	2024-660001779	SANDERS, TOMMY M	2	112,083	1000	11,329	911.00
2023	2023-660001779	SANDERS, TOMMY M	2	149,676	1000	14,828	1,194.00
2022	2022-660001779	SANDERS, TOMMY M	2	140,162	1000	14,367	1,165.00
2021	2021-660001779	SANDERS, TOMMY M	2	135,633	1000	13,920	1,115.00
2020	2020-660001779	SANDERS, TOMMY M	2	135,075	1000	13,858	1,119.00
2019	2019-660001779	SANDERS, SAM H	2	137,423	1000	14,003	1,157.00
2018	2018-660001779	SANDERS, SAM H	2	132,420	1000	13,566	1,132.00
2017	2017-660001779	SANDERS, SAM H	2	138,826	1000	14,271	1,201.00
2016	2016-660001779	SANDERS, SAM H	2	137,999	1000	14,180	1,206.00
2015	2015-660001779	SANDERS, SAM H	2	194,126	1000	20,354	1,766.00
2014	2014-660001779	SANDERS, SAM H	2	194,483	1000	20,393	1,831.00
2013	2013-660001779	SANDERS, SAM H	2	49,200	1000	3,414	288.00

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Lot Data

Units-Buildable - UNPLATTED (UNITS BUILDABLE)

Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	

Primary Image

660001779_005.JPG 12/16/2025

Residential Data

Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,233 / 2,233
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/Rghln	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 106

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Cost Approach

Manual : 01/2025

Base Cost		68.95	Total Misc Impr	+	9,076
Roofing Adj	+	3.27	Garage Cost	+	
Subfloor Adj	+	2.06	Total RCN	=	193,857
Heat/Cool Adj	+	4.61	Depreciation (90%)	-	174,471
Plumbing Adj	+	3.86	Lump Sums	+	0
Basement Adj	+	0.00	RCNLD	=	19,386
Adj Base Cost	=	82.75	Lot Value	+	
Total Area	x	2,233	Indicated Value	=	19,386
Adjusted Cost	=	184,781	Value Per SqFt		8.68

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	19,386		
Lot Value			
Indicated Value	19,386	8.68	Per SqFt
Agland Value	7,182		
Site Improvements			
Total Value	26,568	11.90	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	4,211.55		4,212
PATO	SLAB PORCH - OPEN	4593	44x10		440	6.85		3,014
PRCH	SLAB PORCH - COVERED	4594	17x6		102	18.14		1,850

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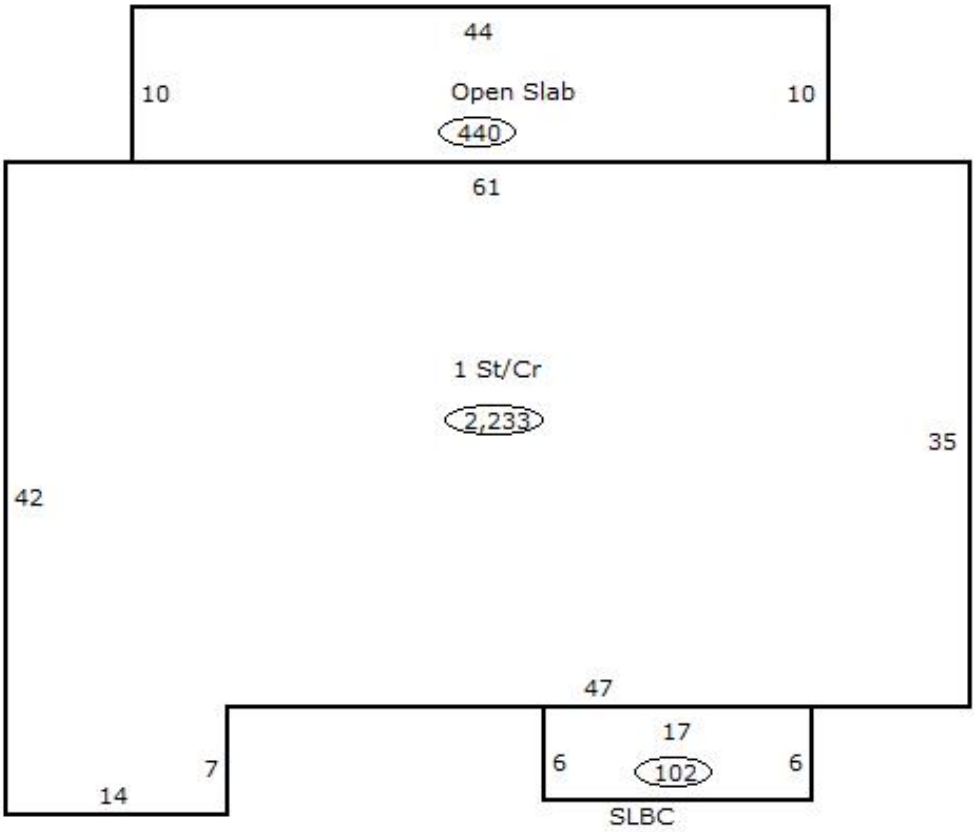
Sketch Image 660001779



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,233	1.000	2,233
2	M	PATO		13	Open Slab	440	1.000	440
3	M	PRCH		13	SLBC	102	1.000	102
					Total Building Area	2,233		2,233

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Lot Data

Lot Size	x	
Lot Count		
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Value Model	1835 COMM	
Value Method	Square-Foot	
Base Lot Value		.00 x .00 =
Factor Value	0	
Adjustments		
Lot Value		

Primary Image

Cost Approach

Manual Date	01/2025	
Total Building Area	8,739	
Total Base Value	375,576	
Modifier Value		
Misc Improvements	1,766	
Replacement Cost New	377,342	
Phys/Func Depreciation Loss	()	
RCN Less Phys/Func	145,415	
Economic Depreciation		
RCNLD (All Sources)	145,415	
Depreciated Improvements		
Outbuilding Value		
Total Improvement Value	145,415	
Land Value		
Cost Approach Value	145,415	16.64/SqFt

Image Information

Image ID	953186
Image Date	3/16/2021
Name	IMG_0016.JPG
Description	REVAL 2022

Income Approach

Potential Gross Income (PGI)	
Vacancy & Collection Loss	
Miscellaneous Income	
Effective Gross Income (EGI)	
Total Expenses	
Net Operating Income (NOI)	
Income Capitalization Rate	
Indicated Value	0.00

Value Reconciliation

Selected Valuation Method	Cost Approach	
Total Improvement Value	19,386	
Land Value		
Total Appraised Value	145,415	16.64/SqFt

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Parcel ID	19N16E-03-2-00000-000-0000	**Property Class**	RA
Cadastral ID	03-19-16-00800	**Owners Name**	SANDERS, TOMMY M

Building Data

Building ID	3125
Building Sequence	1
Occupancy 1	353 Retail Store 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	1,200
Average Perimeter	140
Number Of Storys	1.00
Average Wall Ht	8.00
Year Built	1990
Effective Age	18
Construction Class	2 - Heavier Wood or Steel Stud Frame
Quality	2 - Fair
Condition	3 - Average
Exterior Wall	82 - Stud Brick Veneer
Heating/Cooling	15 - No HVAC
Roof Type	
Roof Cover	
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

Building Image

Image Information

Image Name	
Image Date	
Image Name	
Description	

Cost Calculations

Appraisal Zone	3	**Manual Date**	01/2025	
Zone Description		**Base Year**	2026	
Base Cost	57.92	**Modifier Value**		
Wall Cost	48.55	**Total Replacement Cost**	129,530	
HVAC Cost	0.00	**Physical Depreciation**	26%	
Basement Cost	0.00	**Functional Depreciation**		
Total Base Cost	106.47	**Total Depreciation**	26%	(33,678)
Total Area	1,200	**Total RCNLD**	95,852	
Base RCN	127,764	**Lump Sums**		
Misc Impr Value	1,766	**Total Building Value**	95,852	$ 79.88 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered		20x4	80	22.08		1,766
					Total Misc Improvement		1,766

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Account	660001779	**Tax Area Code**	2
Parcel ID	19N16E-03-2-00000-000-0000	**Property Class**	RA
Cadastral ID	03-19-16-00800	**Owners Name**	SANDERS, TOMMY M

Building Data

Building ID	3126
Building Sequence	2
Occupancy 1	471 Lt. Commercial Utility Build. 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	600
Average Perimeter	100
Number Of Storys	1.00
Average Wall Ht	10.00
Year Built	1980
Effective Age	39
Construction Class	3 - Unreinforced Masonry Walls, Wood Joists
Quality	1 - Low
Condition	1 - Low
Exterior Wall	9 - Cavity Concrete Block
Heating/Cooling	15 - No HVAC
Roof Type	
Roof Cover	
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

Building Image

Image Information

Image Name	
Image Date	
Image Name	
Description	

Cost Calculations

Appraisal Zone	3	**Manual Date**	01/2025	
Zone Description		**Base Year**	2026	
Base Cost	32.95	**Modifier Value**		
Wall Cost	61.32	**Total Replacement Cost**	56,562	
HVAC Cost	0.00	**Physical Depreciation**	80%	
Basement Cost	0.00	**Functional Depreciation**		
Total Base Cost	94.27	**Total Depreciation**	80%	(45,250)
Total Area	600	**Total RCNLD**	11,312	
Base RCN	56,562	**Lump Sums**		
Misc Impr Value		**Total Building Value**	11,312	$ 18.85 Per SqFt

Account	660001779	**Tax Area Code**	2
Parcel ID	19N16E-03-2-00000-000-0000	**Property Class**	RA
Cadastral ID	03-19-16-00800	**Owners Name**	SANDERS, TOMMY M

Building Data

Building ID	3127
Building Sequence	3
Occupancy 1	471 Lt. Commercial Utility Build. 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	384
Average Perimeter	80
Number Of Storys	1.00
Average Wall Ht	8.00
Year Built	1985
Effective Age	35
Construction Class	2 - Heavier Wood or Steel Stud Frame
Quality	2 - Fair
Condition	1 - Low
Exterior Wall	88 - Stud Metal Siding
Heating/Cooling	15 - No HVAC
Roof Type	
Roof Cover	
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

Building Image

Image Information

Image Name	
Image Date	
Image Name	
Description	

Cost Calculations

Appraisal Zone	3	**Manual Date**	01/2025	
Zone Description		**Base Year**	2026	
Base Cost	39.57	**Modifier Value**		
Wall Cost	65.44	**Total Replacement Cost**	40,324	
HVAC Cost	0.00	**Physical Depreciation**	80%	
Basement Cost	0.00	**Functional Depreciation**		
Total Base Cost	105.01	**Total Depreciation**	80%	(32,259)
Total Area	384	**Total RCNLD**	8,065	
Base RCN	40,324	**Lump Sums**		
Misc Impr Value		**Total Building Value**	8,065	$ 21.00 Per SqFt

Account	660001779	**Tax Area Code**	2
Parcel ID	19N16E-03-2-00000-000-0000	**Property Class**	RA
Cadastral ID	03-19-16-00800	**Owners Name**	SANDERS, TOMMY M

Building Data

Building ID	3130
Building Sequence	4
Occupancy 1	473 Material Shelter 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	6,240
Average Perimeter	322
Number Of Storys	1.00
Average Wall Ht	20.00
Year Built	1980
Effective Age	39
Construction Class	2 - Heavier Wood or Steel Stud Frame
Quality	2 - Fair
Condition	1 - Low
Exterior Wall	88 - Stud Metal Siding
Heating/Cooling	15 - No HVAC
Roof Type	Gable
Roof Cover	
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

Building Image

Image Information

Image Name	
Image Date	
Image Name	
Description	

Cost Calculations

Appraisal Zone	3	**Manual Date**	01/2025	
Zone Description		**Base Year**	2026	
Base Cost	19.96	**Modifier Value**		
Wall Cost	2.72	**Total Replacement Cost**	141,523	
HVAC Cost	0.00	**Physical Depreciation**	80%	
Basement Cost	0.00	**Functional Depreciation**		
Total Base Cost	22.68	**Total Depreciation**	80%	(113,218)
Total Area	6,240	**Total RCNLD**	28,305	
Base RCN	141,523	**Lump Sums**		
Misc Impr Value		**Total Building Value**	28,305	$ 4.54 Per SqFt

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Parcel ID	19N16E-03-2-00000-000-0000	**Property Class**	RA
Cadastral ID	03-19-16-00800	**Owners Name**	SANDERS, TOMMY M

Building Data

Building ID	3131
Building Sequence	5
Occupancy 1	113 Loafing Shed 100%
Occupancy 2	
Occupancy 3	
Total Floor Area	315
Average Perimeter	104
Number Of Storys	1.00
Average Wall Ht	8.00
Year Built	1995
Effective Age	16
Construction Class	2 - Heavier Wood or Steel Stud Frame
Quality	2 - Fair
Condition	3 - Average
Exterior Wall	88 - Stud Metal Siding
Heating/Cooling	15 - No HVAC
Roof Type	
Roof Cover	
Basement Area	
Basement Levels	
Basement Finish	
Finish Code - 1	
Finish Area - 1	
Finish Code - 2	
Finish Area - 2	

Building Image

Image Information

Image Name	
Image Date	
Image Name	
Description	

Cost Calculations

Appraisal Zone	3	**Manual Date**	01/2025	
Zone Description		**Base Year**	2026	
Base Cost	20.89	**Modifier Value**		
Wall Cost	8.96	**Total Replacement Cost**	9,403	
HVAC Cost	0.00	**Physical Depreciation**	80%	
Basement Cost	0.00	**Functional Depreciation**		
Total Base Cost	29.85	**Total Depreciation**	80%	(7,522)
Total Area	315	**Total RCNLD**	1,881	
Base RCN	9,403	**Lump Sums**		
Misc Impr Value		**Total Building Value**	1,881	$ 5.97 Per SqFt

Agland Inventory 660001779

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			2.111	54	54	114	114
				TMBR Totals		2.111			114	114
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			9.087	235	235	2,137	2,137
				IMP PST Totals		9.087			2,137	2,137
CHB	CHOTEAU SILT LOAM 1-3% SL	CLT LND	80			17.612	280	280	4,931	4,931
				CLT LND Totals		17.612			4,931	4,931
				Total Agland		28.810			7,182	7,182