



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 660001807 Parcel ID 000000-00-0-00960-001-0013 Cadastral ID 03-19-16-01790 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 267876 HINKLE, CARLA Z & SUSAN M MINSHALL 13694 E YEAGERS WAY INOLA OK 74036-0000 | | | | | <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0927\IMG_0041. 9/27/2021</p> | | | | | | | | | | | | | | |
| Parcel Location Situs 13694 E YEAGERS WAY Subdivision YEAGERS SUNNY SLOPE II Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 19 / 16 / 5 Neighborhood 1057 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.16096136 -95.58892770 | | | | | Building Permits | | | | | | | | | | | | | | |
| LOT 13 BLOCK 1 YEAGERS SUNNY SLOPE 2 | | | | | <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | 1101/883 | TAYLOR, FRED A & PATRICIA-A | 03/06/1998 | 84,000 | Yes | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 80.060 | Current Tax | | | | | | | | | | |
| Remove Cap | 1999 | | Land Value 25,844 | 17,435 | 11% | 1,918 | Assessed | 18,667 | 1,494.48 | | | | | | | | | | |
| Year Frozen | 0 | | Improvements 196,263 | 152,264 | | 16,749 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -80.00 | | | | | | | | | | |
| TIF Project ID | 0 | | Total Value 222,107 | 169,699 | | 18,667 | Total Taxable | 17,667 | 1,414.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660001807 | HINKLE, CARLA Z & | | | 2 | 174,563 | 1000 | 17,124 | 1,371.00 | | | | | | | | | | |
| 2024 | 2024-660001807 | HINKLE, CARLA Z & | | | 2 | 190,535 | 1000 | 16,596 | 1,334.00 | | | | | | | | | | |
| 2023 | 2023-660001807 | HINKLE, CARLA Z & | | | 2 | 155,300 | 1000 | 16,083 | 1,295.00 | | | | | | | | | | |
| 2022 | 2022-660001807 | HINKLE, CARLA Z & | | | 2 | 151,792 | 1000 | 15,697 | 1,273.00 | | | | | | | | | | |
| 2021 | 2021-660001807 | HINKLE, CARLA Z & | | | 2 | 154,311 | 1000 | 15,937 | 1,277.00 | | | | | | | | | | |
| 2020 | 2020-660001807 | HINKLE, CARLA Z & | | | 2 | 151,641 | 1000 | 15,444 | 1,248.00 | | | | | | | | | | |
| 2019 | 2019-660001807 | HINKLE, CARLA Z & | | | 2 | 145,135 | 1000 | 14,965 | 1,236.00 | | | | | | | | | | |
| 2018 | 2018-660001807 | HINKLE, CARLA Z & | | | 2 | 150,856 | 1000 | 15,382 | 1,284.00 | | | | | | | | | | |
| 2017 | 2017-660001807 | HINKLE, CARLA Z & | | | 2 | 150,087 | 1000 | 14,905 | 1,254.00 | | | | | | | | | | |
| 2016 | 2016-660001807 | HINKLE, CARLA Z & | | | 2 | 146,181 | 1000 | 14,442 | 1,229.00 | | | | | | | | | | |
| 2015 | 2015-660001807 | HINKLE, CARLA Z & | | | 2 | 143,605 | 1000 | 13,992 | 1,214.00 | | | | | | | | | | |
| 2014 | 2014-660001807 | HINKLE, CARLA Z & | | | 2 | 144,912 | 1000 | 13,556 | 1,217.00 | | | | | | | | | | |
| 2013 | 2013-660001807 | HINKLE, CARLA Z & | | | 2 | 136,628 | 1000 | 13,131 | 1,106.00 | | | | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1057 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | | |
| Units Buildable | 1 | |
| Non-Ag Acres | 1.3732 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 59,815.00 x .43 = 25,844 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 25,844 | |

| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3 - Average |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 50% Veneer, Masonry 50% Frame, Siding, Vinyl |
| Base/Total Area | 1,662 / 1,662 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air 1 Wall Air Conditioner |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 7 / |
| Bed/F/H Bath | 3 / 1.5 / |
| Basement Area | |
| Garage Type | 378 Carport - Gable Roof |
| Remodel | |
| Year/Eff Age | 1987 / 29 |



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| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 198,881 | 119.66 | Per SqFt |

| Direct Comparables | |
|--------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 1 |
| Indicated Value | 19,530 Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | |
|---------------|-----------|---------------------|---|------------------|--|
| Base Cost | 104.65 | Total Misc Impr | + | 20,792 | |
| Roofing Adj | + 4.77 | Garage Cost | + | 3,720 | |
| Subfloor Adj | + 0.00 | Total RCN | = | 237,531 | |
| Heat/Cool Adj | + 12.64 | Depreciation (36%) | - | 85,511 | |
| Plumbing Adj | + 6.11 | Lump Sums | + | 35,142 | |
| Basement Adj | + 0.00 | RCNLD | = | 187,162 | |
| Adj Base Cost | = 128.17 | Lot Value | + | 25,844 | |
| Total Area | x 1,662 | Indicated Value | = | 213,006 | |
| Adjusted Cost | = 213,019 | Value Per SqFt | | 128.16 | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 187,162 | | |
| Lot Value | 25,844 | | |
| Indicated Value | 213,006 | 128.16 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 9,101 | | |
| Total Value | 222,107 | 133.64 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|--------------------------------------|-----------|-------|--------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| SHLT | STORM SHELTER-inground-under carport | 0 | | 1 2013 | 1 | 0.00 | | |
| FPR1 | FIREPLACE - RESIDENTIAL 1 STORY | 0 | | 1 | 1 | 5,615.40 | | 5,615 |
| EPSW | ENCLOSED PORCH - SOLID WALL | 4681 | 16x12 | | 192 | 69.22 | | 13,290 |
| SHDS | Shed - Small | 4683 | 12x4 | | 48 | 39.31 | | 1,887 |
| WODO | WOOD DECK - OPEN | 4684 | 808 | | 808 | 16.90 | 15% | 11,607 |
| GRDT | Garage - Detached | 186697 | 36x24 | | 864 | 27.24 | | 23,535 |



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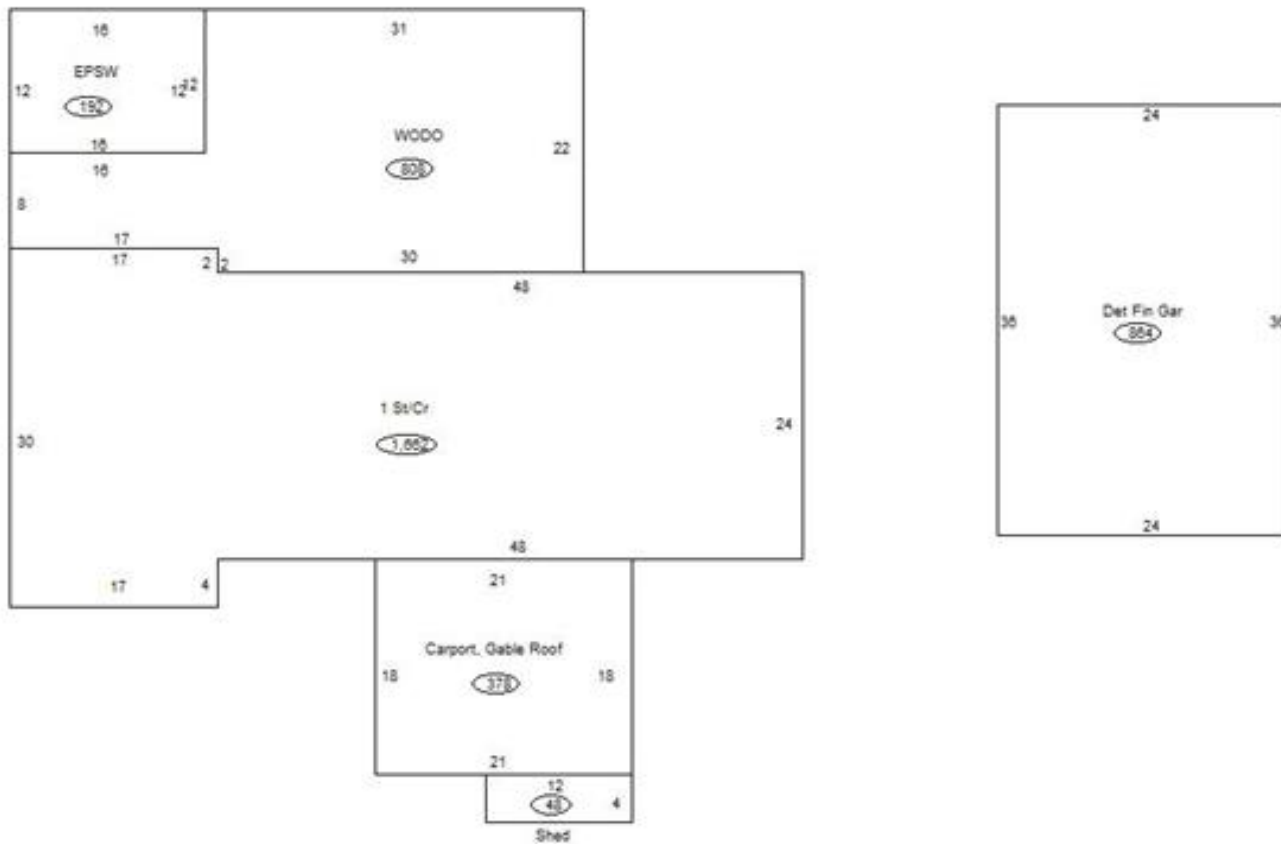
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------------|-----------|------------|------------|
| 1 | R | 1 | Crawl | 13 | 1 St/Cr | 1,662 | 1.000 | 1,662 |
| 2 | M | EPSW | | 13 | EPSW | 192 | 1.000 | 192 |
| 3 | G | 3 | | 13 | Carport, Gable Roof | 378 | 1.000 | 378 |
| 4 | M | SHDS | | 13 | Shed | 48 | 1.000 | 48 |
| 5 | M | WODO | | 13 | WODO | 808 | 1.000 | 808 |
| 6 | G | 6 | | 13 | Det Fin Gar | 864 | 1.000 | 864 |
| Total Building Area | | | | | | 1,662 | | 1,662 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|--------|--------------|------------|---------|--------------|-------------|
| | SHDS | Shed - Small | 8x10x6 | Plank | Formed Metal | 80 |
| | Qual 4 | Cond 3 | Year 2021 | Eff Age | 4 | |

| Valuation Summary | Modifier Total | RCN | Depr (19% Phys/ % Func) | RCNLD |
|------------------------------|----------------|-----|-------------------------|-------|
| Base Cost (33.77 x 80) 2,702 | | | 2,702 513 | 2,189 |



| | | | | | |
|--------|----------------------|-------|---------|--|-----|
| DTGF | DETACHED GARAGE FAIR | 0x0x0 | | | 960 |
| Qual 2 | Cond 3 | Year | Eff Age | | |

| Valuation Summary | Modifier Total | RCN | Depr (55% Phys/ % Func) | RCNLD |
|--------------------------------|----------------|-----|-------------------------|-------|
| Base Cost (16.00 x 960) 15,360 | | | 15,360 8,448 | 6,912 |