



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	660001837								
Parcel ID	19N17E-03-4-00000-000-0000								
Cadastral ID	03-19-17-00300								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	348549								
HADLEY, LONNY & IAN KUEMERLE									
19922 E 595 RD INOLA OK 74036-0000									
Parcel Location									
Situs	19900 E 595 RD								
Subdivision									
Lot/Block	/	Parcel Size	9.88 - Acres						
Sec/Twn/Rng	3 / 19 / 17 / 4								
Neighborhood	1917 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description				REVAL 2022 3/11/2021					
Lat/Long: 36.15264502 -95.47917958				Building Permits					
NE SE LESS W 330' N 660' THEREOF AND LESS E 711.62' THEREOF LESS TR DESC 2022-014209 AS COMM NE/C NE SE; N89.2106W 784 12' TO POB; S00.0709W 854.94'; N89.2421W 296.63'; N33.5324E 233 39'; N00.1154E 660'; S89.2106E 165.98' TO POB.				Number	Description	Opened	Closed	Amount	
				R20	R21-POSS MED MARI GROWER	10/2020	12/2020		
				R18	R18-POSS NEW SFR (went w/ split)	07/2016	12/2017		
				R16	R16-COMPLETION OF NEW SFR	09/2015	01/2016		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	SCARLATA, ANTHONY J	10/15/2025	600,000	21
					/	HOBBS, DOUGLAS E & OLER, DORIS TRUST	12/31/2019	640,000	YES
					2374/749		12/02/2013	200,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax
Remove Cap	2026		Land Value	1,717	1,717	11%	Assessed	65,946	5,279.64
Year Frozen			Improvements	597,791	597,791		Penalty	0	
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00
TIF Project ID	0		Total Value	599,508	599,508		Total Taxable	65,946	5,280.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660001837	SCARLATA, ANTHONY J			2	421,953	0	40,859	3,271.00
2024	2024-660001837	SCARLATA, ANTHONY J			2	360,627	0	39,669	3,190.00
2023	2023-660001837	SCARLATA, ANTHONY J			2	375,652	0	40,736	3,281.00
2022	2022-660001837	SCARLATA, ANTHONY J			2	376,064	0	39,549	3,208.00
2021	2021-660001837	SCARLATA, ANTHONY J			2	720,701	0	79,277	6,352.00
2020	2020-660001837	SCARLATA, ANTHONY J			2	349,989	0	38,499	3,110.00
2019	2019-660001837	HOBBS, DOUGLAS E &			2	333,931	1000	35,733	2,952.00
2018	2018-660001837	HOBBS, DOUGLAS E &			2	345,449	1000	36,999	3,089.00
2017	2017-660001837	HOBBS, DOUGLAS E &			2	340,229	1000	36,425	3,065.00
2016	2016-660001837	HOBBS, DOUGLAS E &			2	332,556	1000	35,581	3,027.00
2015	2015-660001837	HOBBS, DOUGLAS E &			2	6,719	0	739	64.00
2014	2014-660001837	HOBBS, DOUGLAS E &			2	6,702	0	737	66.00
2013	2013-660001837	OLER, DORIS TRUST			2	7,660	0	843	71.00



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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
	FLOOD ZONE							
Method	Units-Buildable							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model 1 Res				
Year/Eff Age	/			Adjustment Model A2 AO Test				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach Cost Approach								
Improvements								
Lot Value								
Indicated Value 0.00 Per SqFt								
Aglard Value 1,717								
Site Improvements								
Total Value 1,717 0.00 Total Value Per SqFt								
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value




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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY FLOOD ZONE</p> <p>Value Model</p> <p>Value Method</p> <p>Base Lot Value x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
<p>Cost Approach</p> <p>Manual Date 01/2025</p> <p>Total Building Area 6,068</p> <p>Total Base Value 520,088</p> <p>Modifier Value</p> <p>Misc Improvements</p> <p>Replacement Cost New 520,088</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 478,481</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 478,481</p> <p>Depreciated Improvements</p> <p>Outbuilding Value 119,310</p> <p>Total Improvement Value 597,791</p> <p>Land Value</p> <p>Cost Approach Value 597,791 98.52/SqFt</p>	<p>Image Information</p> <p>Image ID 952961</p> <p>Image Date 3/11/2021</p> <p>Name IMG_0015.JPG</p> <p>Description REVAL 2022</p>
<p>Income Approach</p> <p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Value Reconciliation</p> <p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 119,310</p> <p>Land Value</p> <p>Total Appraised Value 597,791 98.52/SqFt</p>



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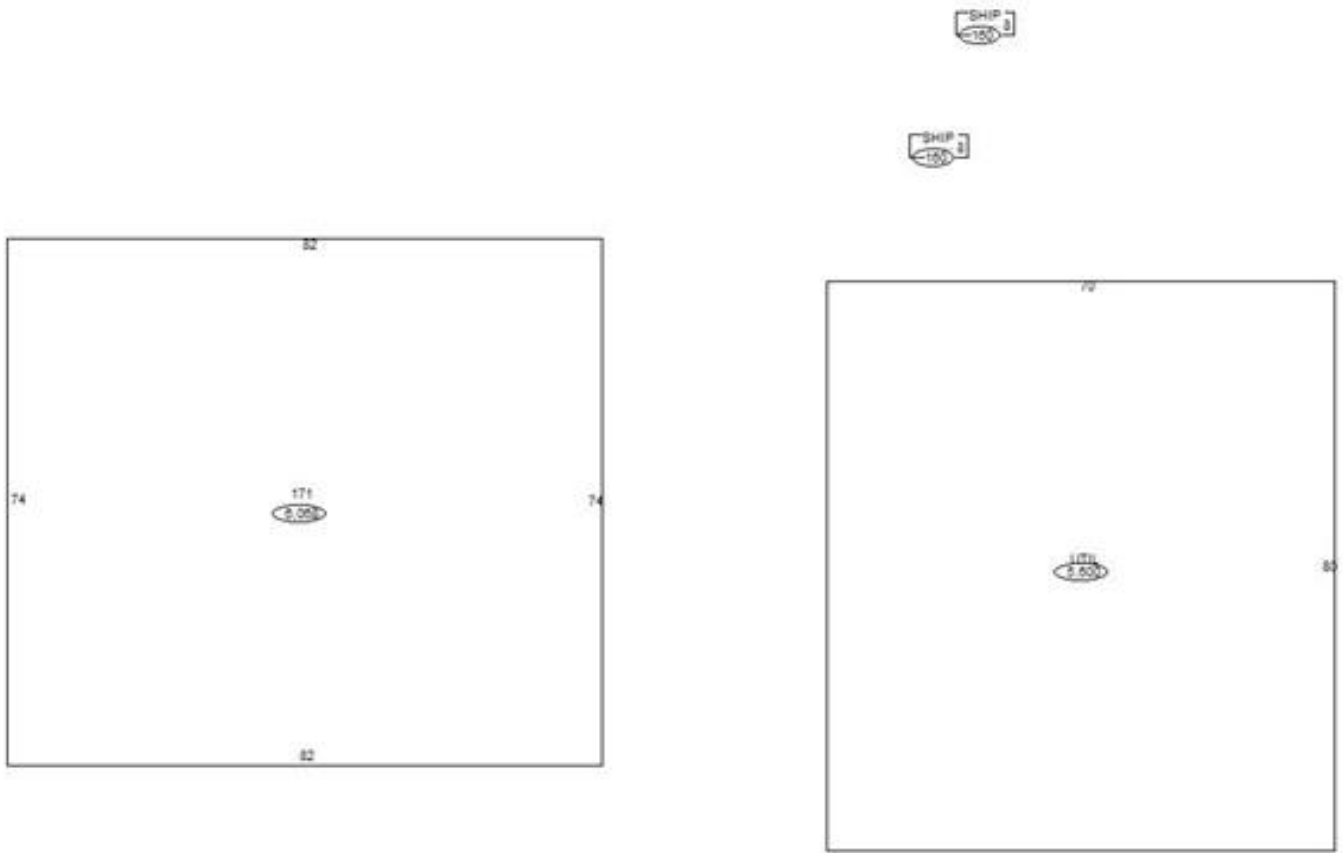
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	494		20	494	6,068	1.000	6,068
2	O	UTIL		20	UTIL	5,600	1.000	5,600
3	O	SHIP		50	SHIP	160	1.000	160
4	O	SHIP		50	SHIP	160	1.000	160
Total Building Area						6,068		6,068



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Account 660001837
Parcel ID 19N17E-03-4-00000-000-0000
Cadastral ID 03-19-17-00300

Tax Area Code 2
Property Class RA
Owners Name HADLEY, LONNY &

Building Data

Building ID 4722
Building Sequence 1
Occupancy 1 494 Industrials, Light Mftg. 100%
Occupancy 2
Occupancy 3
Total Floor Area 6,068
Average Perimeter 312
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built 2015
Effective Age 6
Construction Class 7 - Pre-Engineered Steel Frame
Quality 2.5 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0015.JPG
Image Date 3/11/2021
Image Name IMG_0015.JPG
Description REVAL 2022

Cost Calculations

Appraisal Zone 3
Zone Description
Base Cost 59.94
Wall Cost 10.57
HVAC Cost 15.20
Basement Cost 0.00
Total Base Cost 85.71
Total Area 6,068
Base RCN 520,088
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 520,088
Physical Depreciation 8%
Functional Depreciation
Total Depreciation 8% (41,607)
Total RCNLD 478,481
Lump Sums
Total Building Value 478,481 \$ 78.85 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	70x80x12	Concrete	Formed Metal	5,600
	Qual 3	Cond 3	Year 2020	Eff Age 5		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (23.02 x 5,600)		128,912	11,602	117,310

	SHIP	Shipping/Storage Container	8x20x8	Base		160
	Qual 3	Cond 3	Year 0	Eff Age 0		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 160)		1,000		1,000

	SHIP	Shipping/Storage Container	8x20x8	Base		160
	Qual 3	Cond 3	Year 0	Eff Age 0		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (6.25 x 160)		1,000		1,000

Total Site Improvement Value 119,310



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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	IMP PST	51			4.380	143	143	625	625
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			2.500	168	168	420	420
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			3.000	224	224	672	672
IMP PST Totals						9.880			1,717	1,717
Total Agland						9.880			1,717	1,717