



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:02:19  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002636 <b>Parcel ID</b> 19N16E-04-1-00000-000-0000 <b>Cadastral ID</b> 04-19-16-00200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 324310 COMBS, TIMOTHY & JAMEE  PO BOX 83 INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 12960 E 590 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 13.66 - Acres <b>Sec/Twn/Rng</b> 4 / 19 / 16 / 1 <b>Neighborhood</b> 1916 - UNPLATTED <b>School District</b> S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1005\IMG_0008. 10/5/2021</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.16134331 -95.60208558 TR IN LOT 1 & 10 DESC AS: BEG AT NE/C NE TH W 740'; S 792.96'; E 740'; TH N 792.96' TO POB.																																																																																																																									
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Date 04/17/2026  
 Time 03:02:19  
 Page 2

Lot Data	Square-Foot - NBHD 1916 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 13.4709 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 586,791.00 x .24 = 143,621 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 143,621		<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1005\IMG_0008. 10/5/2021</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4.5 - Good
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	60% Veneer, Masonry 40% Frame, Plywood or Ha
<b>Base/Total Area</b>	3,294 / 3,294
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	3,294
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	768 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2020 / 5

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 613,508 186.25 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	109.27	<b>Total Misc Impr</b>	+ 41,358	<b>Roofing Adj</b>	+ 5.95	<b>Garage Cost</b>	+ 46,595
<b>Subfloor Adj</b>	+ -4.29	<b>Total RCN</b>	= 537,452	<b>Heat/Cool Adj</b>	+ 17.38	<b>Depreciation ( 5%)</b>	- 26,873
<b>Plumbing Adj</b>	+ 8.15	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 510,579
<b>Adj Base Cost</b>	= 136.46	<b>Lot Value</b>	+ 143,621	<b>Total Area</b>	x 3,294	<b>Indicated Value</b>	= 654,200
		<b>Value Per SqFt</b>	198.60	<b>Adjusted Cost</b>	= 449,499		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 510,579 <b>Lot Value</b> 143,621 <b>Indicated Value</b> 654,200 198.60 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 98,608 <b>Total Value</b> 752,808 228.54 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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	148003	478		478	34.63		16,553
PRCH	SLAB PORCH - COVERED	148004	18x11		198	35.68		7,065
PRCH	SLAB PORCH - COVERED	148005	142		142	36.03		5,116
PRCH	Porch	148006	9x9		81	36.38		2,947
PATO	Patio - Open	148007	9x6		54	15.22		822
PRCH	Porch	148008	11		11	36.65		403
PATO	Patio - Open	148009	48		48	15.22		731





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Page 4

660002636

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Utility Building		70x50x12	Concrete	Formed Metal	3,500
<b>Qual</b>	4	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (29.09 x 3,500)	101,815		101,815	7,127	94,688

LNT0	Lean To - Attached		60x6x8	Concrete	Composition Shingle	360
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (14.52 x 360)	5,227		5,227	1,307	3,920