



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:13:33
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Assessment Data					Primary Image																																																																																																																				
Account 660002658 Parcel ID 19N17E-04-2-00000-000-0000 Cadastral ID 04-19-17-01300 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 293422 BIGGS, CRYSTAL R SEPARATE TRUST 18333 E 590 RD INOLA OK 74036-0000 Parcel Location Situs 18333 E 590 RD Subdivision Lot/Block / Parcel Size 2.93 - Acres Sec/Twn/Rng 4 / 19 / 17 / 2 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					<p>660002658 11/12/25</p> <p>660002658_004.JPG 11/13/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.16192877 -95.50411339 W 170' E 426' LOT 3 N OF HWY 33 & W 175.85' OF E 603.85' OF LOT 3 LYING N OF CENTER OF OLD HWY 33 AND LESS THE W 60' THEREOF.																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Building Permits <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>7730</td> <td>R4 ROOM ADDITION</td> <td>11/2002</td> <td>01/2004</td> <td>21,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	7730	R4 ROOM ADDITION	11/2002	01/2004	21,000																																																																																												
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Lot Data	Square-Foot - NBHD 1917 #1	Primary Image
Lot Size Lot Count Units Buildable 1.6 Non-Ag Acres 2.6152 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Square-Foot Base Lot Value 113,917.00 x .53 = 60,648 Factor Value Adjustments Lot Value 60,648		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	2,613 / 2,613
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,613
Fixture/RghIn	15 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	676 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 384,919 147.31 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	106.41	Total Misc Impr	+ 23,163				
Roofing Adj	+ 5.13	Garage Cost	+ 31,819				
Subfloor Adj	+ -3.35	Total RCN	= 399,402				
Heat/Cool Adj	+ 14.47	Depreciation (43%)	- 171,743				
Plumbing Adj	+ 9.15	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 227,659				
Adj Base Cost	= 131.81	Lot Value	+ 60,648				
Total Area	x 2,613	Indicated Value	= 288,307				
Adjusted Cost	= 344,420	Value Per SqFt	110.34				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	227,659		
Lot Value	60,648		
Indicated Value	288,307	110.34	Per SqFt
Agland Value			
Site Improvements	75,238		
Total Value	363,545	139.13	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	6866	39x6		234	28.69		6,713
PRCH	SLAB PORCH - COVERED	6867	22x8		176	28.90		5,086
EPSW	ENCLOSED PORCH - SOLID WALL	6868	8x8		64	77.10		4,934



Rogers

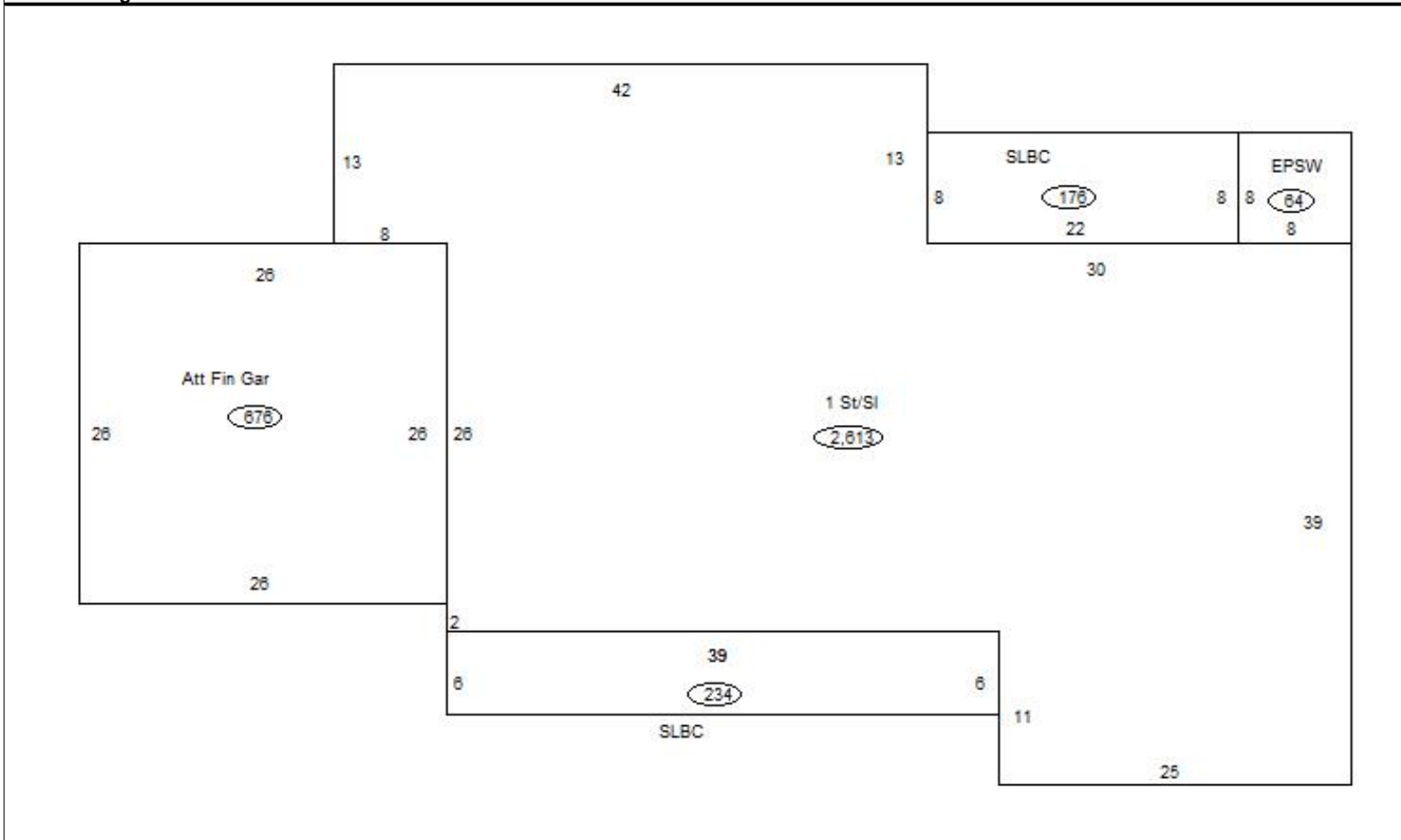
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,613	1.000	2,613
2	G	5		13	Att Fin Gar	676	1.000	676
3	M	PRCH		13	SLBC	234	1.000	234
4	M	PRCH		13	SLBC	176	1.000	176
5	M	EPSW		13	EPSW	64	1.000	64
Total Building Area						2,613		2,613



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground VINYL	0x0x0	Base		484	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
	Base Cost (52.06 x 484)		25,197		25,197	1,260	23,937
	UTIL	Utility Building	20x48x10	Concrete	Composition Shingle	960	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
	Base Cost (29.50 x 960)		28,320		28,320	7,080	21,240
	GRDT	Garage - Detached W/ APT OVER	30x26x8	Concrete	Composition Shingle	780	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Apt Finish Area Over Garage		Area 384	Fixture Count		18,835	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
	Base Cost (27.24 x 780)		21,247	18,835	40,082	10,021	30,061



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Lot Data	Acre - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Acre	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	600 / 600
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	600
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2003 / 17



\\tsclient\C\Users\Randy Necessary\Pictures\102_0601\IMG_0056. 6/4/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

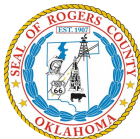
Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	74,398	124.00	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	63,187		
Lot Value			
Indicated Value	63,187	105.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	63,187	105.31	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.61	Total Misc Impr	+	2,079			
Roofing Adj	+ 4.55	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	74,721			
Heat/Cool Adj	+ 9.89	Depreciation (23%)	-	17,186			
Plumbing Adj	+ 8.02	Lump Sums	+	5,652			
Basement Adj	+ 0.00	RCNLD	=	63,187			
Adj Base Cost	= 121.07	Lot Value	+				
Total Area	x 600	Indicated Value	=	63,187			
Adjusted Cost	= 72,642	Value Per SqFt		105.31			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	6870	26x8		208	18.27	6%	3,572
PRCH	SLAB PORCH - COVERED	6871	8x8		64	20.37		1,304
WODO	WOOD DECK - OPEN	6872	12x8		96	23.05	6%	2,080
PATO	SLAB PORCH - OPEN	6873	10x8		80	9.69		775



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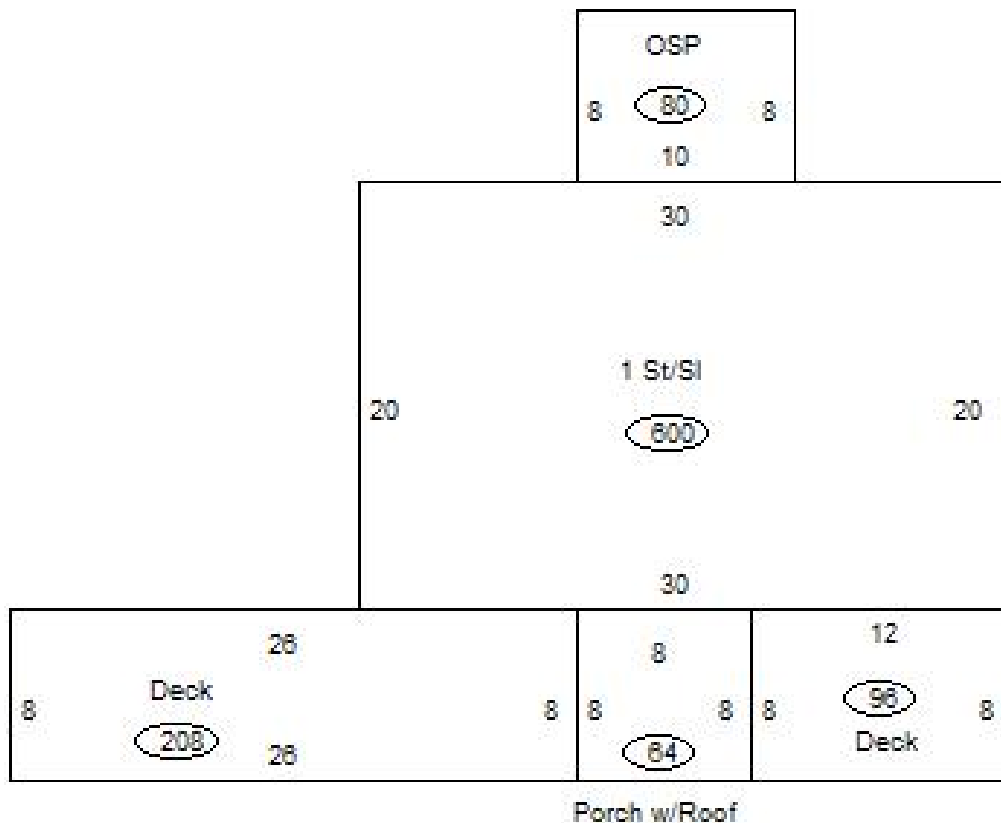
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Sketch Image

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3	M	PRCH		13	SLBC	64	1.000	64
4	M	WODO		13	WODO	96	1.000	96
5	M	PATO		13	Open Slab	80	1.000	80
Total Building Area						600		600