




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 660004956 Parcel ID 20N17E-06-1-00000-000-0000 Cadastral ID 06-20-17-00100 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 266334 HILBERT, CARL & MARGIE 16502 E 530 RD INOLA OK 74036-0000 Parcel Location Situs 16502 E 530 RD Subdivision Lot/Block / Parcel Size 395.65 - Acres Sec/Twn/Rng 6 / 20 / 17 / 1 Neighborhood 2017 - UNPLATTED LAND School District S009 - JUSTUS-TIAWAH SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-7-6\IMG_ 7/6/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.24414576 -95.53877647 NE LESS SE SE NE; & NW LESS W 626.13', N 417.42' OF LOT 4 & LESS TR IN LOTS 3 & 4 DESC AS; N 660' E 1270' W 2465.92' NW; & N2 SW LESS N & E OF RR ROW; & NW SE.																																																																																																																									
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Lot Data Units-Buildable - UNPLATTED LAND (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	



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-7-6\IMG_ 7/6/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,800 / 2,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,800
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach Manual : 01/2025			
Base Cost	74.41	Total Misc Impr	+ 51,741
Roofing Adj	+ 3.94	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 312,617
Heat/Cool Adj	+ 10.30	Depreciation (29%)	- 90,659
Plumbing Adj	+ 4.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 221,958
Adj Base Cost	= 93.17	Lot Value	+
Total Area	x 2,800	Indicated Value	= 221,958
Adjusted Cost	= 260,876	Value Per SqFt	79.27

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	221,958		
Lot Value			
Indicated Value	221,958	79.27	Per SqFt
Agland Value	36,532		
Site Improvements	74,550		
Total Value	554,998	198.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12598	2960		2,960	17.48		51,741



Rogers

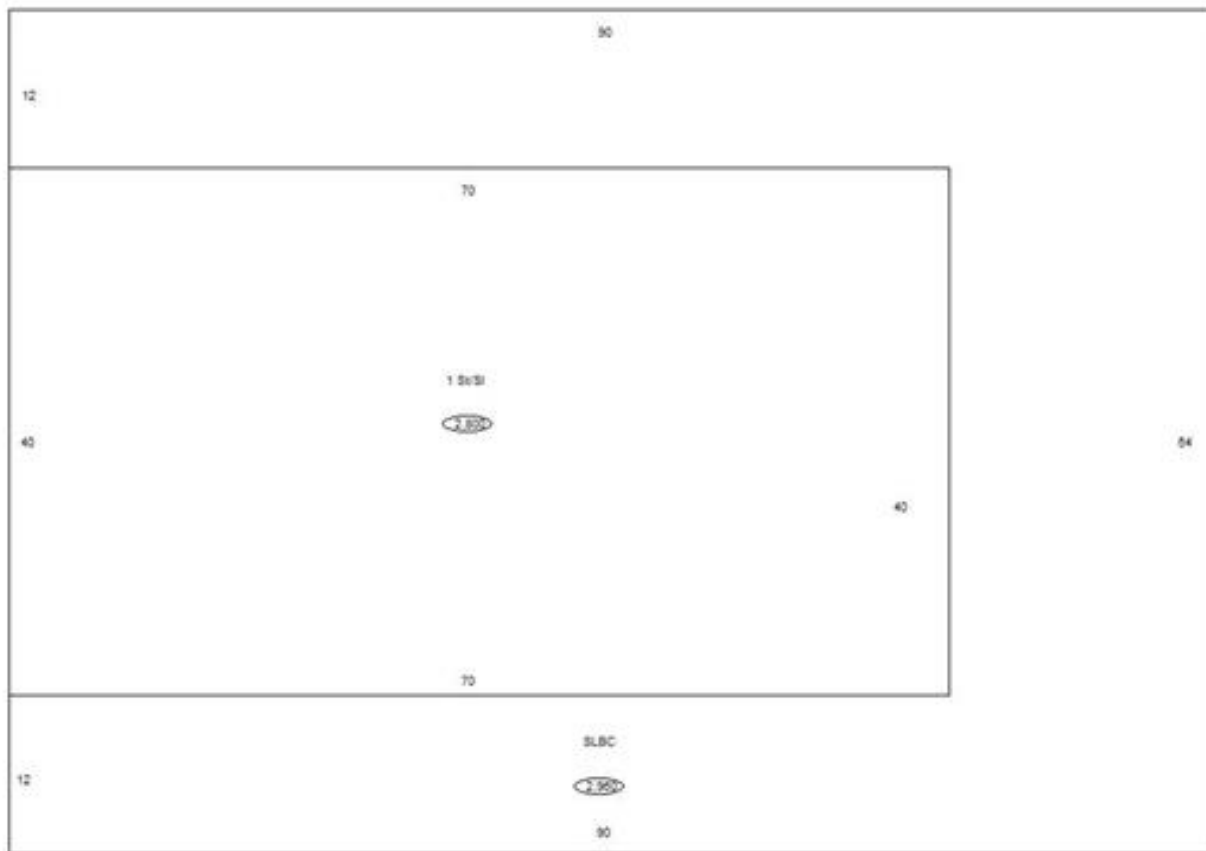
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,800	1.000	2,800
2	M	PRCH		10	SLBC	2,960	1.000	2,960
Total Building Area						2,800		2,800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	80x50x14	Concrete	Formed Metal	4,000
	Qual	3	Cond 3	Year	2010	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (24.85 x 4,000)	99,400	99,400	24,850	74,550



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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	NTV PST	51			175.978	122	122	21,540	21,540
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			37.131	54	54	2,005	2,005
CO	COLLINSVILLE STONY LOAM	NTV PST	22			140.266	53	53	7,406	7,406
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			17.266	168	168	2,901	2,901
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			13.028	192	192	2,501	2,501
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			2.112	85	85	179	179
W	WATER	TMBR	0			9.837	0	0	0	0
TMBR Totals						395.617			36,532	36,532
Total Agland						395.617			36,532	36,532