



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	660013085								
Parcel ID	20N17E-13-1-00000-000-0000								
Cadastral ID	13-20-17-00300								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	92 - INOLA/TRI-DISTRICT FIRE								
Name ID	284433								
STOUT, FRED DUANE &									
MARY LEA									
21555 E 560 RD									
INOLA OK 74036-0000									
Parcel Location									
Situs	21555 E 560 RD								
Subdivision									
Lot/Block	/	Parcel Size	297.57 - Acres						
Sec/Twn/Rng	13 / 20 / 17 / 1								
Neighborhood	2017 - UNPLATTED LAND								
School District	S005 - INOLA SCHOOLS								
Legal Description									
Lat/Long: 36.21679066 -95.44839076									
NE & E2 NW & S2 SW NW & E2 NW NW & N2 SW NW LESS 2.43 AC RD									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1560/78	STOUT, GENE F &	01/29/2004	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	90.060	Current Tax	
Remove Cap	0	Land Value	30,281	30,281	11%	3,331	Assessed	19,708	
Year Frozen	0	Improvements	167,659	148,883		16,377	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	197,940	179,164		19,708	Total Taxable	18,708	
								1,695.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660013085	STOUT, FRED DUANE &	92	185,656	1000	18,134	1,643.00		
2024	2024-660013085	STOUT, FRED DUANE &	92	193,506	1000	17,576	1,710.00		
2023	2023-660013085	STOUT, FRED DUANE &	92	171,362	1000	17,036	1,661.00		
2022	2022-660013085	STOUT, FRED DUANE &	92	167,127	1000	16,511	1,619.00		
2021	2021-660013085	STOUT, FRED DUANE &	92	154,551	1000	16,001	1,554.00		
2020	2020-660013085	STOUT, FRED DUANE &	92	156,027	1000	15,940	1,508.00		
2019	2019-660013085	STOUT, FRED DUANE &	92	149,518	1000	15,447	1,490.00		
2018	2018-660013085	STOUT, FRED DUANE &	92	159,590	1000	16,555	1,610.00		
2017	2017-660013085	STOUT, FRED DUANE &	92	156,245	1000	16,187	1,585.00		
2016	2016-660013085	STOUT, FRED DUANE &	92	153,271	1000	15,860	1,568.00		
2015	2015-660013085	STOUT, FRED DUANE &	92	153,263	1000	15,859	1,595.00		
2014	2014-660013085	STOUT, FRED DUANE &	92	157,487	1000	16,324	1,639.00		
2013	2013-660013085	STOUT, FRED DUANE &	92	172,424	1000	17,042	1,615.00		



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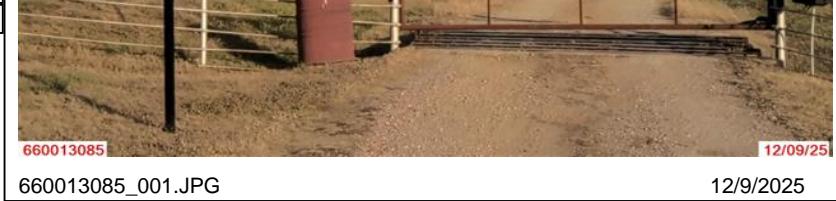
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Lot Data	Square-Foot - NBHD 2017 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,564 / 1,564
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,564
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	1960 / 50

Cost Approach				Manual : 01/2025			
Base Cost	106.70	Total Misc Impr	+ 8,428				
Roofing Adj	+ 4.30	Garage Cost	+ 14,664				
Subfloor Adj	+ -1.18	Total RCN	= 223,221				
Heat/Cool Adj	+ 11.47	Depreciation (57%)	- 127,236				
Plumbing Adj	+ 6.67	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 95,985				
Adj Base Cost	= 127.96	Lot Value	+ 95,985				
Total Area	x 1,564	Indicated Value	= 95,985				
Adjusted Cost	= 200,129	Value Per SqFt	61.37				



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	189,918	121.43	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	95,985		
Lot Value			
Indicated Value	95,985	61.37	Per SqFt
Agland Value	30,281		
Site Improvements	48,774		
Total Value	271,025	173.29	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	31233	28x5		140	23.80		3,332



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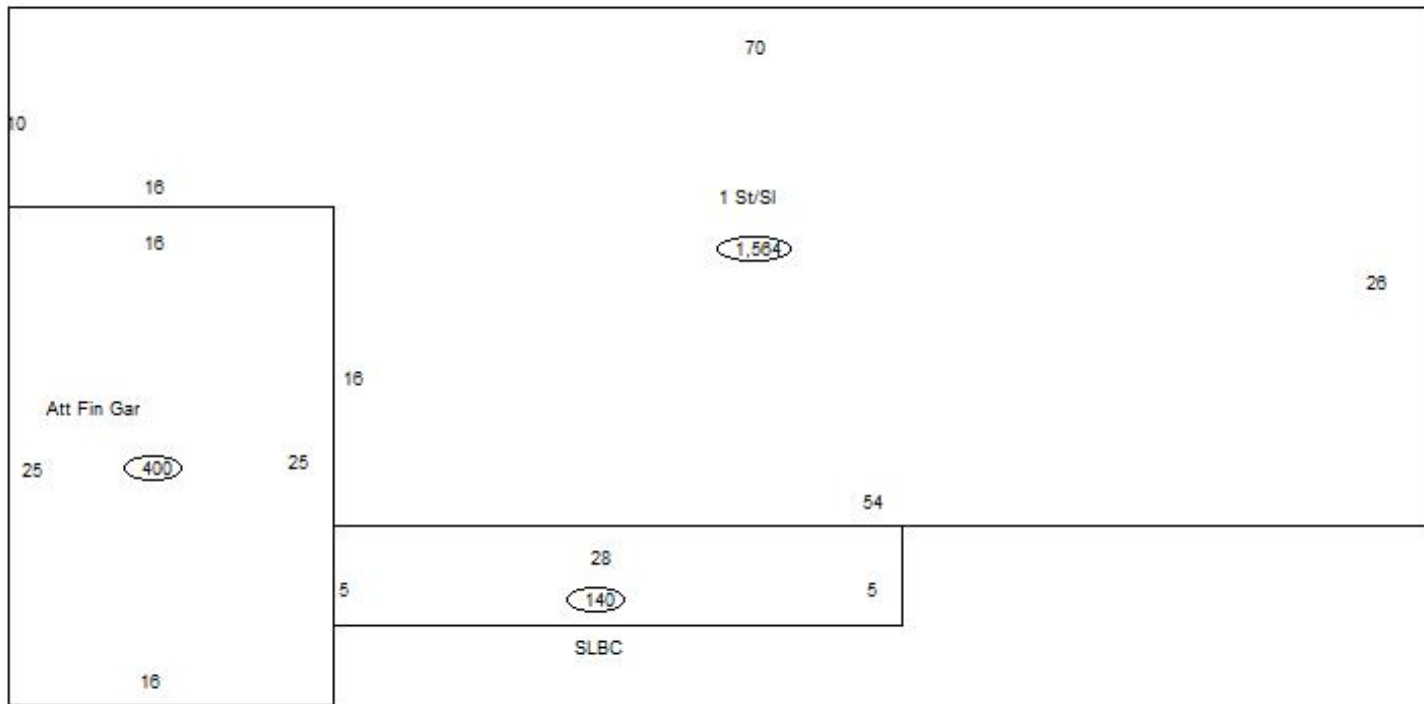
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,564	1.000	1,564
2	G	5		10	Att Fin Gar	400	1.000	400
3	M	PRCH		10	SLBC	140	1.000	140
Total Building Area						1,564		1,564



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	40x30x10	Dirt	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (21.96 x 1,200)	26,352		26,352	6,588	19,764
	HAYS	HAY SHED	48x60x10	Base	Formed Metal	2,880	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD	
		Base Cost (6.91 x 2,880)	19,901		19,901	10,548	9,353
	UTIL	Utility Building	34x42x8	Dirt	Formed Metal	1,428	
	Qual	2	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
		Base Cost (22.36 x 1,428)	31,930		31,930	17,562	14,368
	GRDT	Garage - Detached	24x28x10	Concrete	Composition Shingle	672	
	Qual	2	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
		Base Cost (17.49 x 672)	11,753		11,753	6,464	5,289
	BNV	STG FAIR	0x0x0				
	Qual	2	Cond 3	Year 0	Eff Age 0		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ 0% Func)	RCNLD	
		Base Cost (0.00 x)					




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Lot Data - Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)		Primary Image						
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								
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 1 - Low Architecture TRAD TRADITIONAL Style 100% One Story Exterior Wall 100% Veneer, Stone Base/Total Area 800 / 800 Style 100% One Story HVAC 1 Wall Air Conditioners (Count) Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn 4 / Bed/F/H Bath 2 / 1.0 / Basement Area Garage Type Remodel Year/Eff Age 1930 / 72		D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-7-8\IMG_ 7/8/2021						
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								
Value Reconciliation Selected Approach Cost Approach Improvements 22,900 Lot Value 22,900 28.63 Per SqFt Agland Value Site Improvements Total Value 22,900 28.63 Total Value Per SqFt								
Cost Approach Manual : 01/2025								
Base Cost 108.83 Roofing Adj + 4.34 Subfloor Adj + 2.67 Heat/Cool Adj + 0.00 Plumbing Adj + 5.77 Basement Adj + 0.00 Adj Base Cost = 121.61 Total Area x 800 Adjusted Cost = 97,288	Total Misc Impr + 2,278 Garage Cost + Total RCN = 99,566 Depreciation (77%) - 76,666 Lump Sums + 0 RCNLD = 22,900 Lot Value + Indicated Value = 22,900 Value Per SqFt 28.63							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	31230	21x6		126	18.08		2,278



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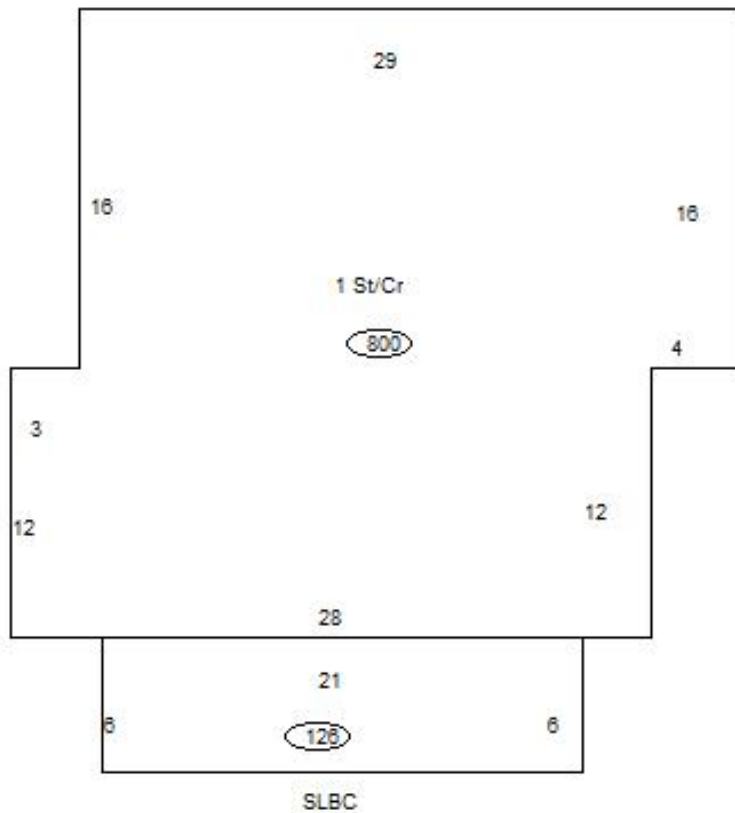
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	800	1.000	800
2	M	PRCH		10	SLBC	126	1.000	126
Total Building Area						800		800



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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			19.219	122	122	2,352	2,352
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			13.213	54	54	713	713
CO	COLLINSVILLE STONY LOAM	NTV PST	22			65.283	53	53	3,447	3,447
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			13.268	168	168	2,229	2,229
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			51.683	192	192	9,923	9,923
HC	HECTOR STONY SANDY LOAM	TMBR	20			4.277	36	36	154	154
RS	ROUGH STONY LAND	TMBR	20			46.400	36	36	1,670	1,670
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			81.206	121	121	9,793	9,793
W	WATER	TMBR	0			3.021	0	0	0	0
TMBR Totals						297.570			30,281	30,281
Total Agland						297.570			30,281	30,281