



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 660013086 Parcel ID 20N17E-13-4-00000-000-0000 Cadastral ID 13-20-17-00400 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 92 - INOLA/TRI-DISTRICT FIRE Name ID 143534 STOUT, GENE FRANKLIN & DONIS ARLENE FAMILY TRUST 27507 S 4240 RD INOLA OK 74036-0000 Parcel Location Situs 27507 S 4240 RD Subdivision Lot/Block / Parcel Size 60 - Acres Sec/Twn/Rng 13 / 20 / 17 / 4 Neighborhood 2017 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					<p>660013086 12/09/25</p> <p>660013086_001.JPG 12/9/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.20874115 -95.44668731																																																																																																																									
SW SE & S2 NW SE					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	Primary Image
Lot Size		<p>660013086 12/09/25</p> <p>660013086_001.JPG 12/9/2025</p>
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	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,637 / 1,637
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1946 / 60

Cost Approach				Manual : 01/2025			
Base Cost	83.31	Total Misc Impr	+ 4,814				
Roofing Adj	+ 3.81	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 179,629				
Heat/Cool Adj	+ 10.30	Depreciation (67%)	- 120,351				
Plumbing Adj	+ 7.06	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 59,278				
Adj Base Cost	= 106.79	Lot Value	+ 0				
Total Area	x 1,637	Indicated Value	= 59,278				
Adjusted Cost	= 174,815	Value Per SqFt	36.21				

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	59,278		
Lot Value			
Indicated Value	59,278	36.21	Per SqFt
Agland Value	10,522		
Site Improvements	71,009		
Total Value	200,087	122.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2000	1	0.00		
PRCH	SLAB PORCH - COVERED	31235	18x7		126	20.90		2,633
PRCH	SLAB PORCH - COVERED	31236	13x8		104	20.97		2,181



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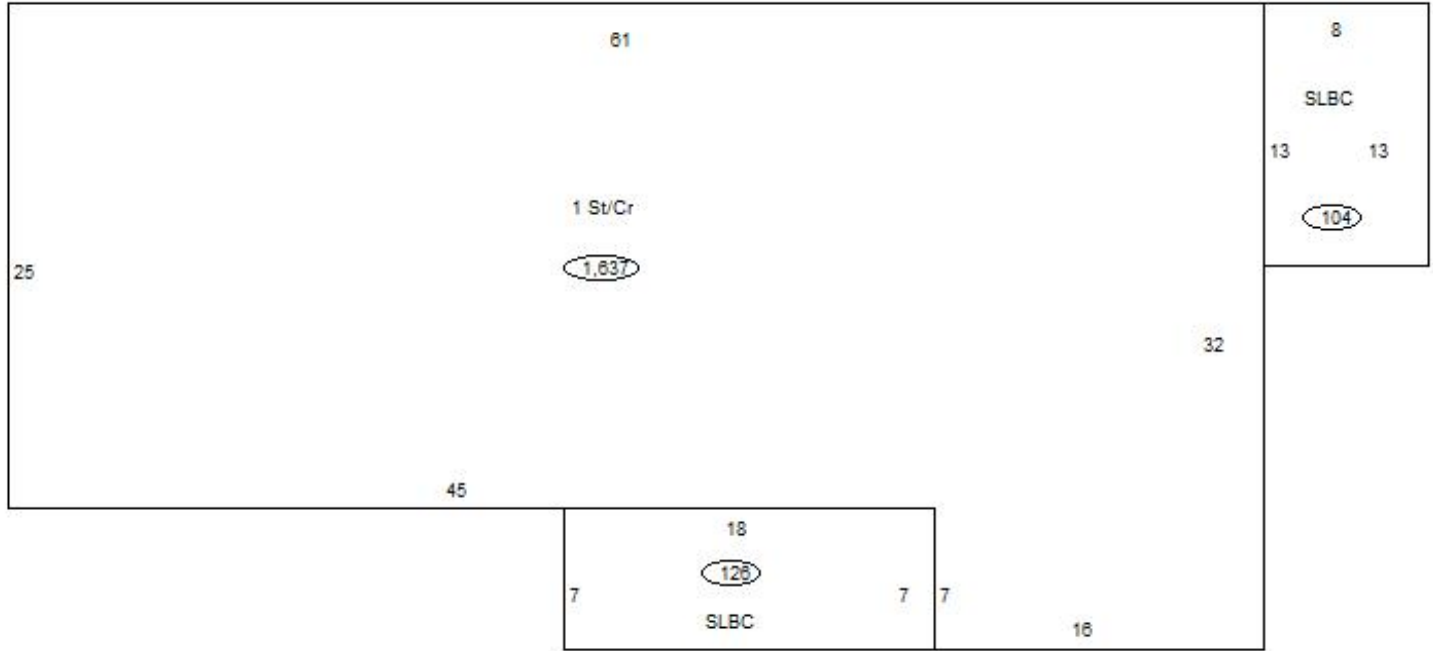
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Sketch Image

660013086



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,637	1.000	1,637
2	M	PRCH		10	SLBC	126	1.000	126
3	M	PRCH		10	SLBC	104	1.000	104
Total Building Area						1,637		1,637



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	12x40x8	Concrete	Formed Metal	480
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (31.86 x 480)	15,293		15,293	1,682	13,611
	UTIL	Utility Building	26x40x10	Concrete	Formed Metal	1,040
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (31.99 x 1,040)	33,270		33,270	8,318	24,952
	LNT0	LEAN-TO	32x32x10	Dirt	Formed Metal	1,024
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (7.60 x 1,024)	7,782		7,782	4,047	3,735
	LOAF	LOAFING SHED	48x16x8	Dirt	Formed Metal	768
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 768)	5,238		5,238	2,409	2,829
	LOAF	LOAFING SHED	32x16x10	Dirt	Formed Metal	512
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 512)	3,492		3,492	1,606	1,886
	CPDT	Carport - Detached	20x30x10	Concrete	Formed Metal	600
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (10.11 x 600)	6,066		6,066	3,154	2,912
	BNGP	Barn - General Purpose	48x54x10	Dirt	Galvanized Metal	2,592
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (17.54 x 2,592)	45,464		45,464	27,733	17,731



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNTO	LEAN-TO	18x54x10	Dirt	Formed Metal	972
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (6.96 x 972)		6,765	6,765	5,412	1,353
	SHIP	Shipping/Storage Container	8x20x8			160
	Qual	3	Cond 3	Year 0	Eff Age 0	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
	Base Cost (6.25 x 160)		1,000	1,000		1,000
	SHIP	Shipping/Storage Container	8x20x8			160
	Qual	3	Cond 3	Year 0	Eff Age 0	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
	Base Cost (6.25 x 160)		1,000	1,000		1,000



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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			5.154	122	122	631	631
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			.042	54	54	2	2
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			26.376	168	168	4,431	4,431
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			28.429	192	192	5,458	5,458
NTV PST Totals						60.000			10,522	10,522
Total Agland						60.000			10,522	10,522