



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 660014270 Parcel ID 20N16E-15-1-00000-000-0000 Cadastral ID 15-20-16-00200 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 256348 RIGGS, THOMAS L & JANET SUE TRUSTEES 27212 S 4170 RD INOLA OK 74036-0000 Parcel Location Situs 27212 S 4170 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 15 / 20 / 16 / 1 Neighborhood 2016 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					<p>660014270_001.JPG 11/1/2025</p>														
Legal Description Lat/Long: 36.21691459 -95.58524154																			
E2 NE					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	916/753	REED, E J	05/28/1993	70,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax										
Remove Cap	0		Land Value 12,265	8,281	11%	911	Assessed	28,495	2,281.31										
Year Frozen	2016		Improvements 371,407	250,766		27,584	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-80.00										
TIF Project ID	0		Total Value 383,672	259,047		28,495	Total Taxable	27,495	2,201.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660014270	RIGGS, THOMAS L &			2	273,159	1000	27,496	2,201.00										
2024	2024-660014270	RIGGS, THOMAS L &			2	281,284	1000	27,495	2,211.00										
2023	2023-660014270	RIGGS, THOMAS L &			2	267,716	1000	27,495	2,214.00										
2022	2022-660014270	RIGGS, THOMAS L &			2	263,342	1000	27,495	2,230.00										
2021	2021-660014270	RIGGS, THOMAS L &			2	284,568	1000	27,495	2,203.00										
2020	2020-660014270	RIGGS, THOMAS L &			2	280,147	1000	27,495	2,221.00										
2019	2019-660014270	RIGGS, THOMAS L &			2	269,210	1000	27,495	2,272.00										
2018	2018-660014270	RIGGS, THOMAS L &			2	276,026	1000	27,495	2,295.00										
2017	2017-660014270	RIGGS, THOMAS L &			2	282,505	1000	27,495	2,313.00										
2016	2016-660014270	RIGGS, THOMAS L &			2	275,224	1000	27,496	2,339.00										
2015	2015-660014270	RIGGS, THOMAS L &			2	269,640	1000	26,665	2,314.00										
2014	2014-660014270	RIGGS, THOMAS L &			2	272,586	1000	25,860	2,322.00										
2013	2013-660014270	RIGGS, THOMAS L &			2	252,684	1000	25,077	2,112.00										



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	MTL METAL HOME
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,596 / 3,192
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,596
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1997 / 22

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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	75.28	Total Misc Impr	+ 53,721	Roofing Adj	+ 2.70	Garage Cost	+ 0
Subfloor Adj	+ -1.09	Total RCN	= 359,036	Heat/Cool Adj	+ 12.64	Depreciation (26%)	- 93,349
Plumbing Adj	+ 6.12	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 265,687
Adj Base Cost	= 95.65	Lot Value	+ 0	Total Area	x 3,192	Indicated Value	= 265,687
		Value Per SqFt	83.24	Adjusted Cost	= 305,315		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	265,687		
Lot Value			
Indicated Value	265,687	83.24	Per SqFt
Agland Value	12,265		
Site Improvements	105,720		
Total Value	383,672	120.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	34193	18x12		216	29.03		6,270
EPSW	ENCLOSED PORCH - SOLID WALL	34194	22x12		264	68.63		18,118
PRCH	SLAB PORCH - COVERED	34195	37x12		444	25.54		11,340
PRCH	SLAB PORCH - COVERED	34196	30x24		720	24.99		17,993



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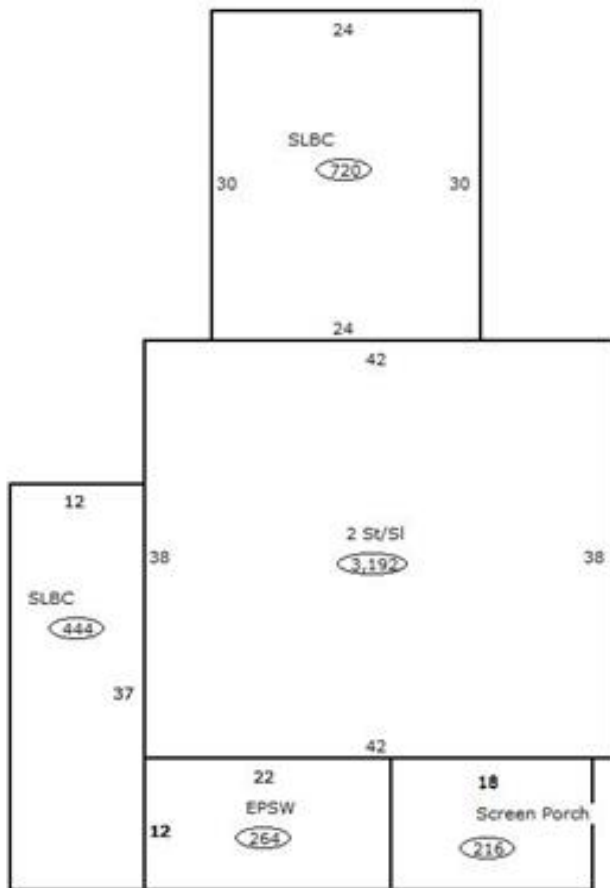
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,596	2.000	3,192
2	M	EPKS		13	Screen Porch	216	1.000	216
3	M	EPSW		13	EPSW	264	1.000	264
4	M	PRCH		13	SLBC	444	1.000	444
5	M	PRCH		13	SLBC	720	1.000	720
Total Building Area						1,596		3,192



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	52x82x14	Base	Formed Metal	4,264
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	
Base Cost (24.90 x 4,264)		106,174		106,174	26,544	79,630
	LNT0	Lean To - Attached	67x34x8	Concrete	Formed Metal	2,278
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	
Base Cost (13.39 x 2,278)		30,502		30,502	15,861	14,641
	LNT0	Lean To - Attached ENCLOSED	18x92x8	Concrete	Formed Metal	1,476
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	
Base Cost (12.72 x 1,476)		18,775		18,775	9,763	9,012
	SHDS	Shed - Small	20x20x8	Concrete	Galvanized Metal	400
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	
Base Cost (14.86 x 400)		5,944		5,944	3,507	2,437



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			18.238	54	54	985	985
RVC	RIVERTON GRAVELLY LOAM 3-	TMBR	61			.547	110	110	60	60
W	WATER	TMBR	0			2.088	0	0	0	0
TMBR Totals						20.874			1,045	1,045
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			7.543	192	192	1,448	1,448
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			31.940	166	166	5,289	5,289
OKB2	OKEMAH SILTY CLAY LOAM 1-	NTV PST	72			2.184	173	173	377	377
NTV PST Totals						41.667			7,114	7,114
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			17.460	235	235	4,106	4,106
IMP PST Totals						17.460			4,106	4,106
Total Agland						80.000			12,265	12,265