



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:57:36
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660014278 Parcel ID 20N16E-15-4-00000-000-0000 Cadastral ID 15-20-16-01000 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 264394 BEMIES, CLYDE ALLEN SR & JANICE RUTH REVOCABLE TRUST 13795 E 560 RD INOLA OK 74036-5035					<p>660014278 10/30/25</p> <p>660014278_001.JPG 11/1/2025</p>																																																																																																																				
Parcel Location Situs 13795 E 560 RD Subdivision Lot/Block / Parcel Size 22.63 - Acres Sec/Twn/Rng 15 / 20 / 16 / 4 Neighborhood 2016 - UNPLATTED LAND School District S005 - INOLA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.20786676 -95.58498372 SE SE LESS TR DESC AS; COMM SE/C OF SEC TH N 378.73' TO POB TH W 300' N26-10-45.8W 518.991' TH N10-38-51E 166. 977' TH E 498 125'TH S 629.85' TO POB & LESS TR BEG 430.9' W OF NE SE SE; TH S 10-38-51W 330.8'; TH W 131.6'; TH N 10-38-51 E 330.8' TO E 131.6' TO POB LESS S 1073' W 406' SE 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>P20 000028</td> <td>R23- NEW POOL</td> <td>06/2020</td> <td>09/2022</td> <td>160,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	P20 000028	R23- NEW POOL	06/2020	09/2022	160,000																																																																																																						
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Date 04/17/2026
Time 04:57:36
Page 2

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	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	52% One Story 48% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	4,144 / 4,936
Style	52% One Story - 48% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	432
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	1,584 Total
Garage Type	2,224 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	1971 / 41

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	83.84	Total Misc Impr	+ 119,798
Roofing Adj	+ 3.86	Garage Cost	+ 103,727
Subfloor Adj	+ -0.26	Total RCN	= 788,500
Heat/Cool Adj	+ 14.47	Depreciation (47%)	- 370,595
Plumbing Adj	+ 4.52	Lump Sums	+ 14,924
Basement Adj	+ 8.03	RCNLD	= 432,829
Adj Base Cost	= 114.46	Lot Value	+ 432,829
Total Area	x 4,936	Indicated Value	= 432,829
Adjusted Cost	= 564,975	Value Per SqFt	87.69

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	432,829
Lot Value	
Indicated Value	432,829
Agland Value	2,218
Site Improvements	126,116
Total Value	561,163
	113.69 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
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	34201	24x12		288	31.53		9,081
WODO	WOOD DECK - OPEN	34202	24x6		144	28.03	6%	3,794
PRCH	SLAB PORCH - COVERED	34203	12x8		96	29.22		2,805
GRST	Garage - Subterranean	119207	2128		2,128	44.66		95,036
WODO	WOOD DECK - OPEN	127440	28x6		168	26.66		4,479
WODO	WOOD DECK - OPEN	127441	12x6		72	32.12		2,313
WODO	Wood Deck - Open	127442	20x8		160	27.11		4,338
CPDT	CARPORT - DETACHED	127443	28x18		504	12.79		6,446

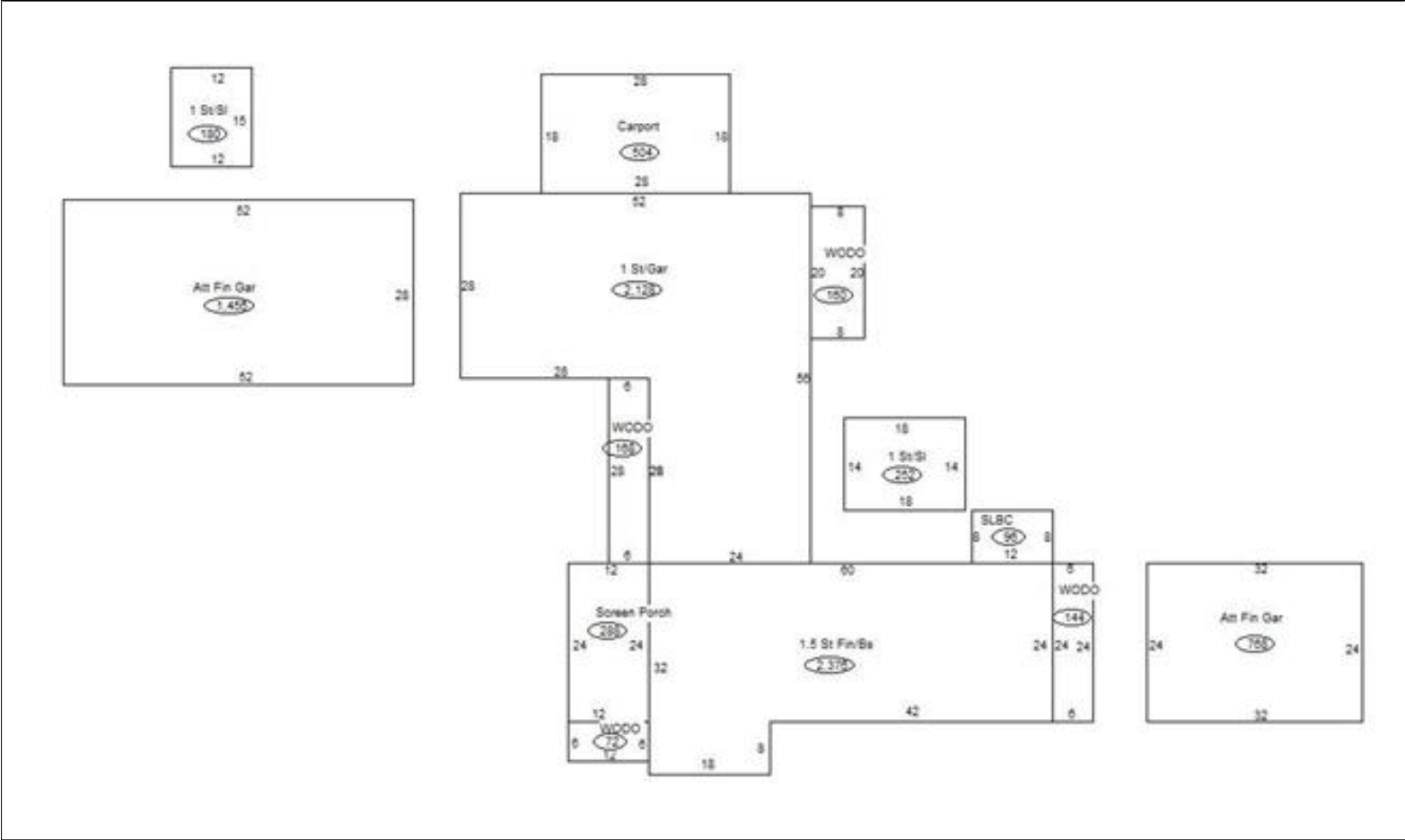


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 Time 04:57:36
 Page 3

Sketch Image

660014278



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Basement	20	1.5 St Fin/Bs	1,584	1.500	2,376
2	G	5		20	Att Fin Gar	768	1.000	768
3	M	EPKS		20	Screen Porch	288	1.000	288
4	M	WODO		20	WODO	144	1.000	144
5	M	PRCH		20	SLBC	96	1.000	96
6	R	1	Garage	20	1 St/Gar	2,128	1.000	2,128
7	M	WODO		20	WODO	168	1.000	168
8	M	WODO		20	WODO	72	1.000	72
9	M	WODO		20	WODO	160	1.000	160
10	M	CPDT		20	Carport	504	1.000	504
11	G	5		20	Att Fin Gar	1,456	1.000	1,456
12	R	1	Slab	20	1 St/SI	180	1.000	180
13	R	1	Slab	20	1 St/SI	252	1.000	252
Total Building Area						4,144		4,936



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 Page 4

660014278

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	50x50x0	Reinforced-Concrete		2,400
	Qual	5	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (49.00 x 2,400)		117,600	117,600	17,640	99,960
	FPR1	Fireplace - Residential 1 Story	0x0x0			1
	Qual	3	Cond 3	Year 2021	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (5,615.40 x 1)		5,615	5,615		5,615
	GRDT	Garage - Detached LIVING	16x12x8	Concrete	Formed Metal	192
	Qual	6	Cond 4	Year 2021	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (91.43 x 192)		17,555	17,555	878	16,677
	PRCH	Slab Porch - Covered attached to GRDT	16x10x8	Concrete	Formed Metal	160
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (21% Phys/ % Func)	RCNLD
	Base Cost (26.43 x 160)		4,229	4,229	888	3,341
	LNT0	Lean To	12x8x8	Base	Formed Metal	96
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (9.55 x 96)		917	917	394	523



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Page 5

Agland Inventory

660014278

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			6.630	54	54	358	358
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			1.000	85	85	85	85
TMBR Totals						7.630			443	443
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			10.000	84	84	840	840
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			3.000	224	224	672	672
VF	VERDIGRIS SOILS FREQUENTL	IMP PST	47			2.000	132	132	263	263
IMP PST Totals						15.000			1,775	1,775
Total Agland						22.630			2,218	2,218