



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	660016589				<p>660016589 12/08/25</p> <p>660016589_001.JPG 12/8/2025</p>									
Parcel ID	20N17E-18-4-00000-000-0000													
Cadastral ID	18-20-17-00100													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	315097													
INGERSOLL FAMILY INVESTMENTS LP														
18004 E 570 RD INOLA OK 74036-0000														
Parcel Location														
Situs	16845 E 560 RD													
Subdivision														
Lot/Block	/	Parcel Size	153.35 - Acres											
Sec/Twn/Rng	18 / 20 / 17 / 4													
Neighborhood	2017 - UNPLATTED LAND													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.20920935 -95.53670997														
SE LESS 6.16 AC RY & LESS 4 AC HY & S2 S2 SE NE & S2 S2 SE SW NE LYING NORTHEAST OF RR ROW AND LESS STRIP OF LAND DEEDED TO HWY 88 ON BOOK 1697-370 DESC AS BEG AT PT OF INTERESECTION OF PRESENT W'ERLY ROW OF HWY AND SOUTH LINE OF SE/4 1102.74' S88-37-15W OF														
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					
					2355/561	INGERSOLL, WINTHROP W	12/13/2012	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	0	Land Value	23,557	23,557	11%	2,591	Assessed	12,400	992.74					
Year Frozen	0	Improvements	97,331	89,166		9,809	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	120,888	112,723		12,400	Total Taxable	12,400	993.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016589	INGERSOLL FAMILY INVESTMENTS LP	2	111,314	0	12,039	964.00							
2024	2024-660016589	INGERSOLL FAMILY INVESTMENTS LP	2	108,742	0	11,688	940.00							
2023	2023-660016589	INGERSOLL FAMILY INVESTMENTS LP	2	103,159	0	11,348	914.00							
2022	2022-660016589	INGERSOLL FAMILY INVESTMENTS LP	2	103,233	0	11,356	921.00							
2021	2021-660016589	INGERSOLL FAMILY INVESTMENTS LP	2	137,718	0	15,149	1,214.00							
2020	2020-660016589	INGERSOLL FAMILY INVESTMENTS LP	2	140,100	0	15,175	1,226.00							
2019	2019-660016589	INGERSOLL FAMILY INVESTMENTS LP	2	133,937	0	14,733	1,217.00							
2018	2018-660016589	INGERSOLL FAMILY INVESTMENTS LP	2	145,727	0	16,030	1,338.00							
2017	2017-660016589	INGERSOLL FAMILY INVESTMENTS LP	2	144,565	0	15,902	1,338.00							
2016	2016-660016589	INGERSOLL FAMILY INVESTMENTS LP	2	140,611	0	15,467	1,316.00							
2015	2015-660016589	INGERSOLL FAMILY INVESTMENTS LP	2	140,702	0	15,478	1,343.00							
2014	2014-660016589	INGERSOLL, WINTHROP W	2	143,245	0	15,285	1,372.00							
2013	2013-660016589	INGERSOLL, WINTHROP W	2	138,677	0	14,840	1,250.00							



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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	



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	0 / 0
Style	
HVAC	
Roof Cover	
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	0			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0			
Plumbing Adj	+ 0.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=				
Adj Base Cost	= 0.00	Lot Value	+				
Total Area	x 0	Indicated Value	=				
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value	0.00	Per SqFt	
Agland Value	23,557		
Site Improvements			
Total Value	23,557	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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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	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	910 / 910
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	93.79	Total Misc Impr	+ 8,525				
Roofing Adj	+ 5.10	Garage Cost	+ 0				
Subfloor Adj	+ 2.66	Total RCN	= 105,749				
Heat/Cool Adj	+ 0.00	Depreciation (59%)	- 62,392				
Plumbing Adj	+ 5.29	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 43,357				
Adj Base Cost	= 106.84	Lot Value	+ 0				
Total Area	x 910	Indicated Value	= 43,357				
Adjusted Cost	= 97,224	Value Per SqFt	47.65				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	43,357		
Lot Value			
Indicated Value	43,357	47.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	43,357	47.65	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	4,394.05		4,394
PRCH	SLAB PORCH - COVERED	39614	21x4		84	20.31		1,706
PRCH	SLAB PORCH - COVERED	39615	24x5		120	20.21		2,425



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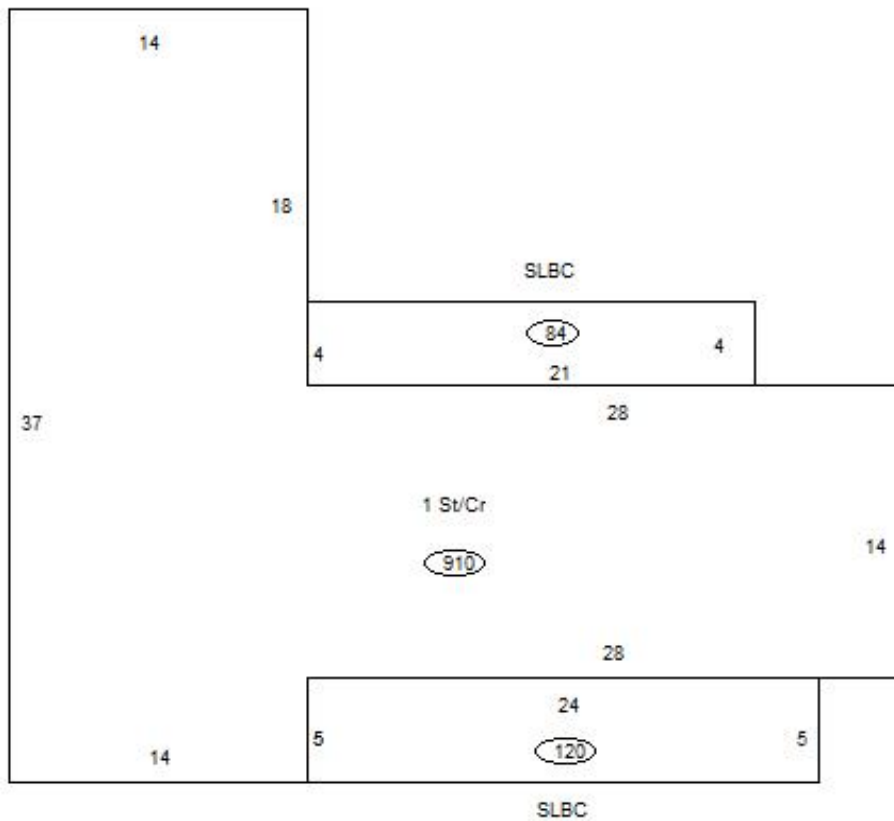
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Sketch Image

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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	910	1.000	910
2	M	PRCH		10	SLBC	84	1.000	84
3	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						910		910



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Lot Data	
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	



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-7-9\IMG_ 7/9/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,158 / 1,158
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025	
Base Cost	85.54	Total Misc Impr	+	872	
Roofing Adj	+ 4.67	Garage Cost	+		
Subfloor Adj	+ 2.36	Total RCN	=	128,518	
Heat/Cool Adj	+ 9.89	Depreciation (59%)	-	75,826	
Plumbing Adj	+ 7.77	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	52,692	
Adj Base Cost	= 110.23	Lot Value	+		
Total Area	x 1,158	Indicated Value	=	52,692	
Adjusted Cost	= 127,646	Value Per SqFt		45.50	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,692		
Lot Value			
Indicated Value	52,692	45.50	Per SqFt
Agland Value			
Site Improvements	1,282		
Total Value	53,974	46.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	39617	10x9		90	9.69		872



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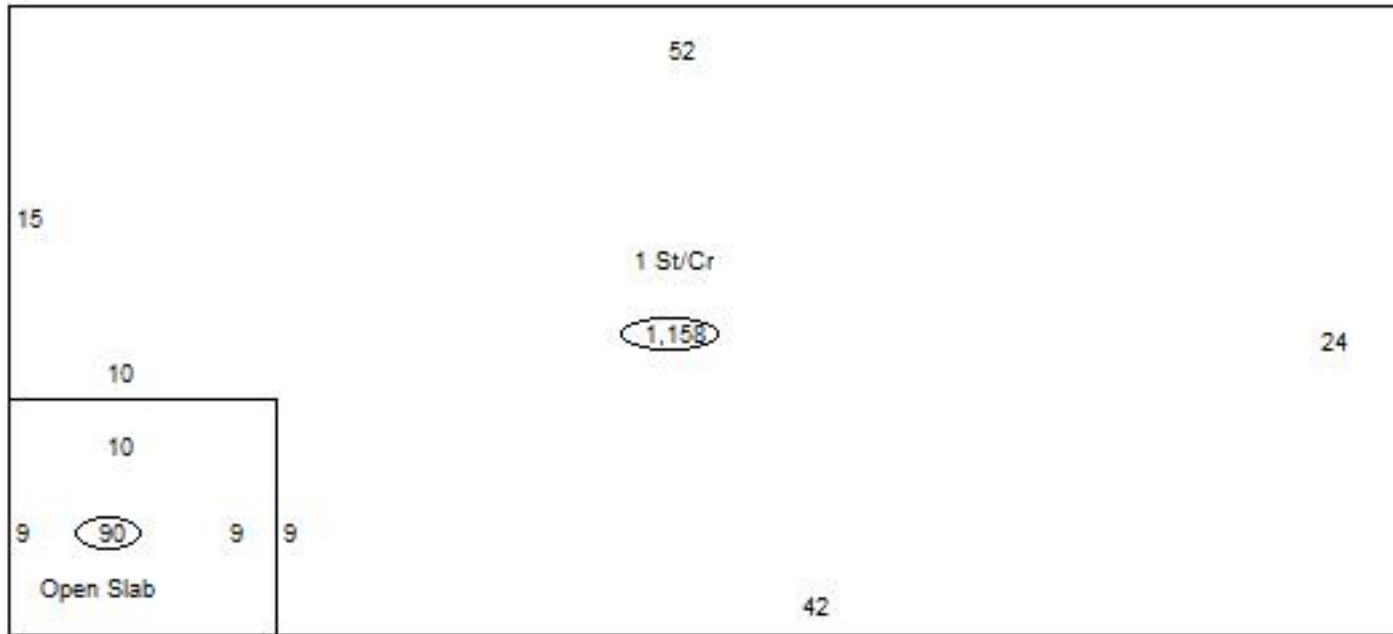
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Sketch Image

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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	1,158	1.000	1,158
2	M	PATO		10	Open Slab	90	1.000	90
Total Building Area						1,158		1,158



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80
	Qual	3	Cond 3	Year 2010	Eff Age 12	
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (29.68 x 80)	2,374		2,374	1,092
						1,282



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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			45.148	54	54	2,438	2,438
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			4.946	168	168	831	831
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			11.180	192	192	2,147	2,147
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			47.537	216	216	10,268	10,268
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			41.003	192	192	7,873	7,873
W	WATER	TMBR	0			3.536	0	0	0	0
TMBR Totals						153.350			23,557	23,557
Total Agland						153.350			23,557	23,557