



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 15:43:56  
Page 1

| Assessment Data   |                                 |                     |                      |                  | Primary Image   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
|---|---------------------------------|---------------------|----------------------|------------------|---|------------------------|-------------------|----------------------|--------------------|------|---------------------------------|---------|---------|--|------|-----------------------|---------|---------|--|
| Account   | 660020829                       |                     |                      |                  | <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0806\IMG_0050. 8/17/2021</p> |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| Parcel ID   | 19N17E-25-2-00000-000-0000      |                     |                      |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| Cadastral ID  | 25-19-17-00200                  |                     |                      |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| Property Type   | REAL - Real Property            |                     |                      |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| Property Class  | RC                              | VI Area             | 3                    |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| Tax Area  | 2 - INOLA RURAL                 |                     |                      |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| Name ID   | 290488                          |                     |                      |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| HURST, V WAYNE  |                                 |                     |                      |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| 21250 E 630 RD<br>INOLA OK 74036-5756   |                                 |                     |                      |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| <b>Parcel Location</b><br>Situs 21250 E 630 RD<br>Subdivision<br>Lot/Block / Parcel Size 80 - Acres<br>Sec/Twn/Rng 25 / 19 / 17 / 2<br>Neighborhood 1917 - UNPLATTED<br>School District S005 - INOLA SCHOOLS  |                                 |                     |                      |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| <b>Legal Description</b> Lat/Long: 36.10063546 -95.45104978   |                                 |                     |                      |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| <b>Building Permits</b>   |                                 |                     |                      |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| E2 NW   |                                 |                     |                      |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| <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>CV22</td> <td>CV23-FOLLOW FOR A LITTLE TO SEE</td> <td>01/2022</td> <td>05/2022</td> <td></td> </tr> <tr> <td>CV21</td> <td>CV23- FIRE TOTAL LOSS</td> <td>03/2021</td> <td>12/2021</td> <td></td> </tr> </tbody> </table> |                                 |                     |                      |                  | Number  | Description            | Opened            | Closed               | Amount             | CV22 | CV23-FOLLOW FOR A LITTLE TO SEE | 01/2022 | 05/2022 |  | CV21 | CV23- FIRE TOTAL LOSS | 03/2021 | 12/2021 |  |
| Number  | Description                     | Opened              | Closed               | Amount           |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| CV22  | CV23-FOLLOW FOR A LITTLE TO SEE | 01/2022             | 05/2022              |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| CV21  | CV23- FIRE TOTAL LOSS           | 03/2021             | 12/2021              |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| <b>Exemptions</b>   |                                 |                     |                      |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| <b>Sale History</b>   |                                 |                     |                      |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| <b>Code</b>   | <b>Type</b>                     | <b>Active</b>       | <b>Maximum</b>       | <b>Exemption</b> | <b>Bk/Pg</b>  | <b>Grantor</b>         | <b>Date</b>       | <b>Price</b>         | <b>Code</b>        |      |                                 |         |         |  |      |                       |         |         |  |
| H   | Homestead                       | Yes                 | 1,000                | 1,000            | 1729/603  | SCHIERLOH FAMILY TRUST | 11/04/2005        | 220,000              | YES                |      |                                 |         |         |  |      |                       |         |         |  |
| <b>Parcel Valuation</b>   |                                 |                     |                      |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| <b>Source</b>   | <b>REAL</b>                     |                     | <b>Fair Cash</b>     | <b>Capped</b>    | <b>Asmnt Level</b>  | <b>Assessed</b>        | <b>Levy Rate</b>  | 80.060               | <b>Current Tax</b> |      |                                 |         |         |  |      |                       |         |         |  |
| Remove Cap  | 2006                            |                     | Land Value 19,339    | 19,339           | 11%   | 2,127                  | Assessed          | 24,088               | 1,928.49           |      |                                 |         |         |  |      |                       |         |         |  |
| Year Frozen   | 0                               |                     | Improvements 288,415 | 199,648          |   | 21,961                 | Penalty           | 0                    |                    |      |                                 |         |         |  |      |                       |         |         |  |
| Uncapped Value  | 0                               |                     | Mobile Home 0        | 0                |   | 0                      | Exemption         | 1,000                | -80.00             |      |                                 |         |         |  |      |                       |         |         |  |
| TIF Project ID  | 0                               |                     | Total Value 307,754  | 218,987          |   | 24,088                 | Total Taxable     | 23,088               | 1,848.00           |      |                                 |         |         |  |      |                       |         |         |  |
| <b>Assessment History</b>   |                                 |                     |                      |                  |   |                        |                   |                      |                    |      |                                 |         |         |  |      |                       |         |         |  |
| <b>Tax Year</b>   | <b>Statement Number</b>         | <b>Billed Owner</b> |                      |                  | <b>Tax Area</b>   | <b>Total Value</b>     | <b>Exemptions</b> | <b>Taxable Value</b> | <b>Billed Tax</b>  |      |                                 |         |         |  |      |                       |         |         |  |
| 2025  | 2025-660020829                  | HURST, V WAYNE      |                      |                  | 2   | 308,504                | 1000              | 22,387               | 1,792.00           |      |                                 |         |         |  |      |                       |         |         |  |
| 2024  | 2024-660020829                  | HURST, V WAYNE      |                      |                  | 2   | 280,784                | 1000              | 21,706               | 1,745.00           |      |                                 |         |         |  |      |                       |         |         |  |
| 2023  | 2023-660020829                  | HURST, V WAYNE      |                      |                  | 2   | 311,497                | 1000              | 21,044               | 1,695.00           |      |                                 |         |         |  |      |                       |         |         |  |
| 2022  | 2022-660020829                  | HURST, V WAYNE      |                      |                  | 2   | 291,798                | 1000              | 20,402               | 1,655.00           |      |                                 |         |         |  |      |                       |         |         |  |
| 2021  | 2021-660020829                  | HURST, V WAYNE      |                      |                  | 2   | 188,901                | 1000              | 19,779               | 1,585.00           |      |                                 |         |         |  |      |                       |         |         |  |
| 2020  | 2020-660020829                  | HURST, V WAYNE      |                      |                  | 2   | 361,394                | 1000              | 38,753               | 3,130.00           |      |                                 |         |         |  |      |                       |         |         |  |
| 2019  | 2019-660020829                  | HURST, V WAYNE      |                      |                  | 2   | 360,714                | 1000              | 38,005               | 3,140.00           |      |                                 |         |         |  |      |                       |         |         |  |
| 2018  | 2018-660020829                  | HURST, V WAYNE      |                      |                  | 2   | 344,270                | 1000              | 36,869               | 3,078.00           |      |                                 |         |         |  |      |                       |         |         |  |
| 2017  | 2017-660020829                  | HURST, V WAYNE      |                      |                  | 2   | 344,509                | 1000              | 36,896               | 3,104.00           |      |                                 |         |         |  |      |                       |         |         |  |
| 2016  | 2016-660020829                  | HURST, V WAYNE      |                      |                  | 2   | 668,956                | 1000              | 70,392               | 5,989.00           |      |                                 |         |         |  |      |                       |         |         |  |
| 2015  | 2015-660020829                  | HURST, V WAYNE      |                      |                  | 2   | 357,428                | 1000              | 34,881               | 3,027.00           |      |                                 |         |         |  |      |                       |         |         |  |
| 2014  | 2014-660020829                  | HURST, V WAYNE      |                      |                  | 2   | 357,662                | 1000              | 33,836               | 3,038.00           |      |                                 |         |         |  |      |                       |         |         |  |
| 2013  | 2013-660020829                  | HURST, V WAYNE      |                      |                  | 2   | 357,662                | 0                 | 33,822               | 2,849.00           |      |                                 |         |         |  |      |                       |         |         |  |



# Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 15:43:56  
 Page 2

| Lot Data        |                 | Units-Buildable - UNPLATTED (UNITS BUILDABLE) |
|-----------------|-----------------|---|
| Lot Size        |                 |   |
| Lot Count       |                 |   |
| Units Buildable |                 |   |
| Non-Ag Acres    | 0               |   |
| Topography      |                 |   |
| Street Access   |                 |   |
| Utilities       |                 |   |
| Amenities       | LAND QUALITY    |   |
|                 | FLOOD ZONE      |   |
| Method          | Units-Buildable |   |
| Base Lot Value  |                 |   |
| Factor Value    |                 |   |
| Adjustments     |                 |   |
| Lot Value       |                 |   |



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0806\IMG\_0050. 8/17/2021

| Residential Data |    |
|------------------|----|
| Type             |    |
| Condition        | -  |
| Quality          | -  |
| Architecture     |    |
| Style            |    |
| Exterior Wall    |    |
| Base/Total Area  | /  |
| Style            |    |
| HVAC             |    |
| Roof Cover       |    |
| Area on Slab     |    |
| 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  |            |

### Value Reconciliation

|                   |                                  |
|-------------------|----------------------------------|
| Selected Approach | Cost Approach                    |
| Improvements      |                                  |
| Lot Value         |                                  |
| Indicated Value   | 0.00 Per SqFt                    |
| Agland Value      | 19,339                           |
| Site Improvements |                                  |
| Total Value       | 19,339 0.00 Total Value Per SqFt |

| Cost Approach |        | Manual : 01/2025   |      |
|---------------|--------|--------------------|------|
| Base Cost     | 0.00   | Total Misc Impr    | + 0  |
| Roofing Adj   | + 0.00 | Garage Cost        | + 0  |
| 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              | = 0  |
| Adj Base Cost | = 0.00 | Lot Value          | + 0  |
| Total Area    | x      | Indicated Value    | = 0  |
| Adjusted Cost | = 0    | Value Per SqFt     | 0.00 |

### Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|-------------|-----------|------|------|-------|-----------|------|-------|
|------|-------------|-----------|------|------|-------|-----------|------|-------|



# Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 15:43:56  
 Page 3

| Lot Data   | Primary Image  |
|--|--|
| <p>Lot Size 0 x 0<br/>           Lot Count 0<br/>           Units Buildable 0<br/>           Non-Ag Acres 0<br/>           Topography<br/>           Street Access<br/>           Utilities<br/>           Amenities LAND QUALITY 0<br/>                             FLOOD ZONE 0<br/>           Value Model 1835 COMM<br/>           Value Method Square-Foot</p> <p>Base Lot Value .00 x .00 =<br/>           Factor Value 0<br/>           Adjustments<br/>           Lot Value</p>   |  |
| Cost Approach  |  |
| <p>Manual Date 01/2025<br/>           Total Building Area<br/>           Total Base Value<br/>           Modifier Value<br/>           Misc Improvements<br/>           Replacement Cost New<br/>           Phys/Func Depreciation Loss<br/>           RCN Less Phys/Func<br/>           Economic Depreciation<br/>           RCNLD (All Sources)<br/>           Depreciated Improvements<br/>           Outbuilding Value<br/>           Total Improvement Value<br/>           Land Value<br/>           Cost Approach Value</p> | <p><b>Image Information</b></p> <p>Image ID<br/>           Image Date<br/>           Name<br/>           Description</p>                             |
| Income Approach  | Value Reconciliation   |
| <p>Potential Gross Income (PGI)<br/>           Vacancy &amp; Collection Loss<br/>           Miscellaneous Income<br/>           Effective Gross Income (EGI)</p> <p>Total Expenses<br/>           Net Operating Income (NOI)</p> <p>Income Capitalization Rate<br/>           Indicated Value</p>  | <p>Selected Valuation Method Cost Approach<br/>           Total Improvement Value<br/>           Land Value<br/>           Total Appraised Value</p> |



# Rogers

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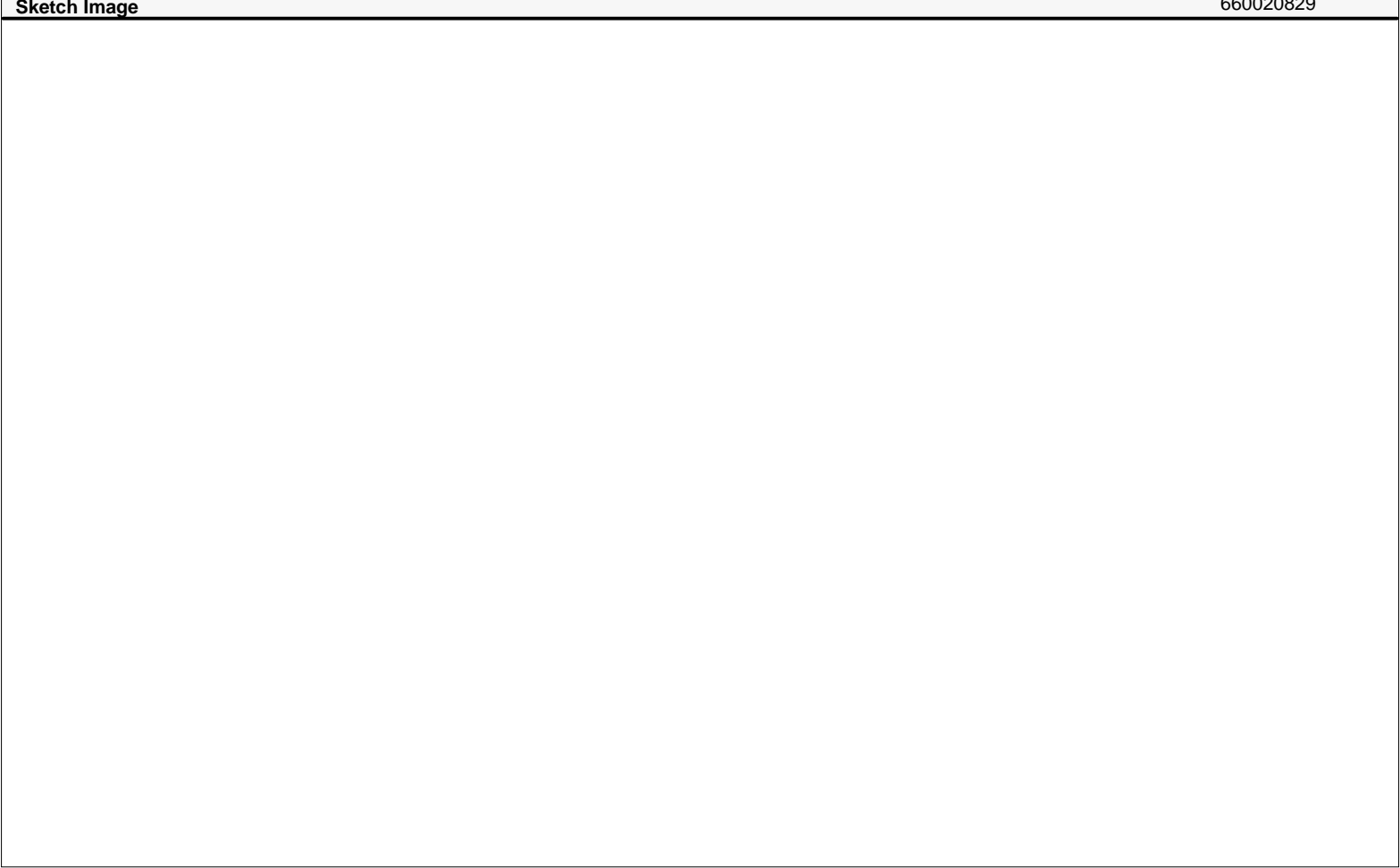
Date 04/17/2026

Time 15:43:56

Page 4

Sketch Image

660020829





# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 15:43:57  
 Page 5

| Lot Data  | Primary Image  |
|---|--|
| Lot Size x<br>Lot Count<br>Units Buildable<br>Non-Ag Acres<br>Topography<br>Street Access<br>Utilities<br>Amenities LAND QUALITY<br>FLOOD ZONE<br>Value Model 1835 COMM<br>Value Method Square-Foot<br><br>Base Lot Value .00 x .00 =<br>Factor Value 0<br>Adjustments<br>Lot Value   | <div style="border: 1px solid black; padding: 5px;"> <b>Image Information</b><br/><br/>           Image ID<br/>           Image Date<br/>           Name<br/>           Description         </div> |
| <b>Cost Approach</b><br><br>Manual Date 01/2025<br>Total Building Area 3,696<br>Total Base Value 287,216<br>Modifier Value<br>Misc Improvements<br>Replacement Cost New 287,216<br>Phys/Func Depreciation Loss ()<br>RCN Less Phys/Func 287,216<br>Economic Depreciation<br>RCNLD (All Sources) 287,216<br>Depreciated Improvements<br>Outbuilding Value 1,199<br>Total Improvement Value 288,415<br>Land Value<br>Cost Approach Value 288,415 78.03/SqFt |  |
| <b>Income Approach</b><br><br>Potential Gross Income (PGI)<br>Vacancy & Collection Loss<br>Miscellaneous Income<br>Effective Gross Income (EGI)<br><br>Total Expenses<br>Net Operating Income (NOI)<br><br>Income Capitalization Rate<br>Indicated Value 0.00   |  |



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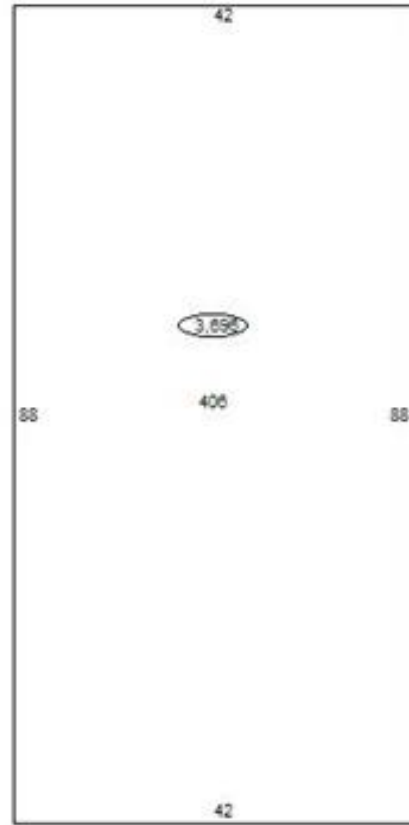
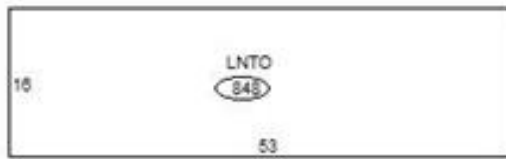
Date 04/17/2026

Time 15:43:57

Page 6

### Sketch Image

660020829



### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label | Base Area    | Multiplier | Total Area   |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1                          | C    | 406  |            | 20    | 406           | 3,696        | 1.000      | 3,696        |
| 2                          | O    | LNT0 |            | 20    | LNT0          | 848          | 1.000      | 848          |
| <b>Total Building Area</b> |      |      |            |       |               | <b>3,696</b> |            | <b>3,696</b> |



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 15:43:57  
Page 7

Account 660020829  
Parcel ID 19N17E-25-2-00000-000-0000  
Cadastral ID 25-19-17-00200

Tax Area Code 2  
Property Class RC  
Owners Name HURST, V WAYNE

### Building Data

Building ID 4781  
Building Sequence 1  
Occupancy 1 406 Storage Warehouse 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 3,696  
Average Perimeter 260  
Number Of Storys 1.00  
Average Wall Ht 20.00  
Year Built 1990  
Effective Age 18  
Construction Class 7 - Pre-Engineered Steel Frame  
Quality 3 - Average  
Condition 3 - Average  
Exterior Wall 88 - Stud Metal Siding  
Heating/Cooling 15 - No HVAC  
Roof Type Gable  
Roof Cover Metal

Basement Area  
Basement Levels  
Basement Finish  
Finish Code - 1  
Finish Area - 1  
Finish Code - 2  
Finish Area - 2

### Building Image

### Image Information

Image Name  
Image Date  
Image Name  
Description

### Cost Calculations

Appraisal Zone 3  
Zone Description  
Base Cost 48.53  
Wall Cost 29.18  
HVAC Cost 0.00  
Basement Cost 0.00  
Total Base Cost 77.71  
Total Area 3,696  
Base RCN 287,216  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 287,216  
Physical Depreciation  
Functional Depreciation  
Total Depreciation  
Total RCNLD 287,216  
Lump Sums  
Total Building Value 287,216 \$ 77.71 Per SqFt



# Rogers

## Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026

Time 15:43:57

Page 8

660020829

### Outbuildings/Site Improvements

| Building Image | Code   | Description        | Dimensions | Floor        | Roofing | Total Units |
|----------------|--------|--------------------|------------|--------------|---------|-------------|
|                | LNTO   | Lean To - Attached | 53x16x0    |              |         | 848         |
|                | Qual 3 | Cond 3             | Year 0     | Eff Age 1520 |         |             |

| Valuation Summary                   | Modifier Total | RCN   | Depr (% Phys/ % Func) | RCNLD        |
|-------------------------------------|----------------|-------|-----------------------|--------------|
| Base Cost (7.07 x 848)              |                | 5,995 | 4,796                 | 1,199        |
| <b>Total Site Improvement Value</b> |                |       |                       | <b>1,199</b> |



# Rogers

## Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026  
Time 15:43:57  
Page 9

### Agland Inventory

660020829

| 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  | 0        |          | 1.000  | 54       | 54       | 54        | 54           |
| <b>TMBR Totals</b>    |                           |          |     |          |          | 1.000  |          |          | 54        | 54           |
| BR                    | BREAKS-ALLUVIAL LAND COMP | CLT LND  | 30  | 0        |          | 9.000  | 105      | 105      | 945       | 945          |
| DBC                   | DENNIS-BATES COMPLEX 2-5% | CLT LND  | 60  | 0        |          | 18.000 | 210      | 210      | 3,780     | 3,780        |
| DNB                   | DENNIS SILT LOAM 1-3% SLO | CLT LND  | 80  | 0        |          | 52.000 | 280      | 280      | 14,560    | 14,560       |
| <b>CLT LND Totals</b> |                           |          |     |          |          | 79.000 |          |          | 19,285    | 19,285       |
| <b>Total Agland</b>   |                           |          |     |          |          | 80.000 |          |          | 19,339    | 19,339       |