



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:13:33
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Assessment Data					Primary Image																																																																																																																				
Account 660021759 Parcel ID 20N16E-26-3-00000-000-0000 Cadastral ID 26-20-16-01700 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 348447 MATA, VALENTIN & SANDRA FRIAS CALZADA 13997 E 580 RD INOLA OK 74036-0000 Parcel Location Situs 13997 E 580 RD Subdivision Lot/Block / Parcel Size 4.18 - Acres Sec/Twn/Rng 26 / 20 / 16 / 3 Neighborhood 2016 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					<p>660021759_001.JPG 11/6/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.17795534 -95.58253076 W 228.5' OF SW SW SW & N 277' E 114' W 342.5' OF SW SW SW																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	4.18	
Non-Ag Acres	4.1969	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	182,817.00 x .42 = 76,097	
Factor Value		
Adjustments	1.0000	
Lot Value	76,097	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,914 / 2,254
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression		
MRA Code	1 Test	
Adusted R	0.8445	
Indicated Value	188,632	83.69 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	82.84	Total Misc Impr	+ 11,356				
Roofing Adj	+ 3.66	Garage Cost	+ 0				
Subfloor Adj	+ 0.95	Total RCN	= 252,038				
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 115,937				
Plumbing Adj	+ 7.86	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 136,101				
Adj Base Cost	= 106.78	Lot Value	+ 76,097				
Total Area	x 2,254	Indicated Value	= 212,198				
Adjusted Cost	= 240,682	Value Per SqFt	94.14				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,101		
Lot Value	76,097		
Indicated Value	212,198	94.14 Per SqFt	
Agland Value			
Site Improvements	26,431		
Total Value	238,629	105.87 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	52519	12x6		72	24.04		1,731
PRCH	SLAB PORCH - COVERED	52520	16x12		192	23.59		4,529



Rogers

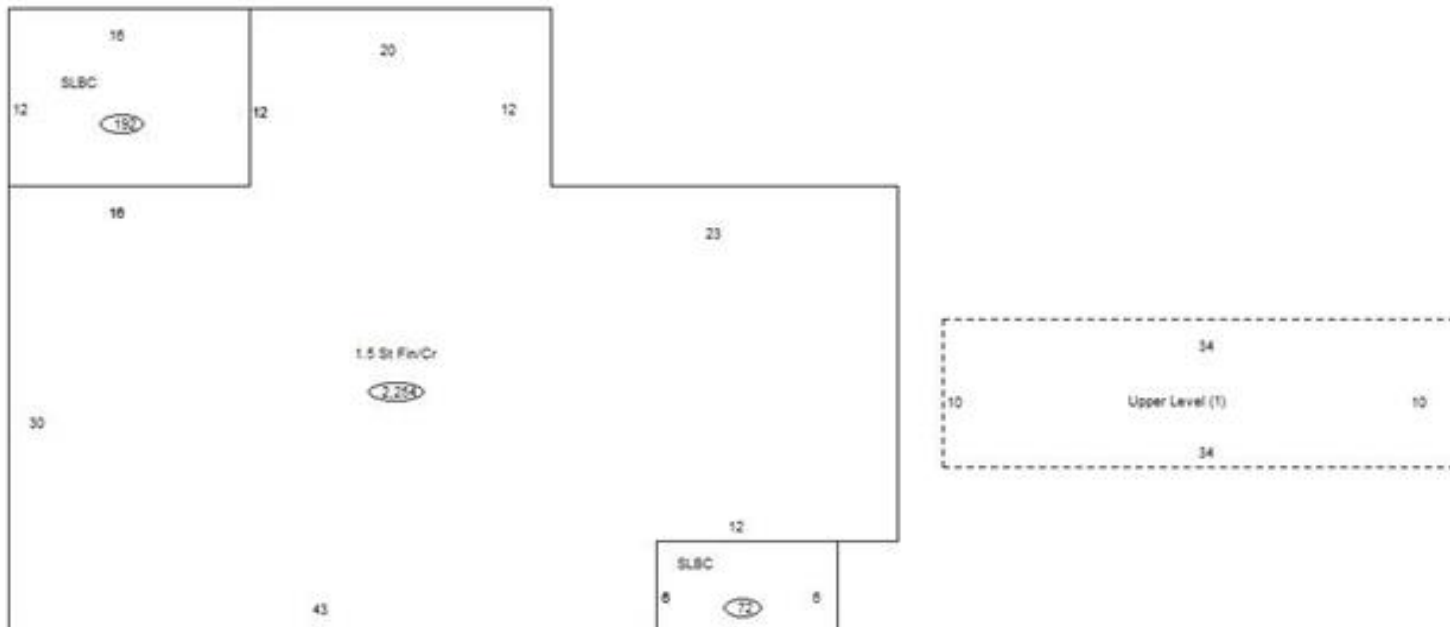
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,914	1.178	2,254
2	M	PRCH		10	SLBC	72	1.000	72
3	M	PRCH		10	SLBC	192	1.000	192
4	U	^UL		10	Upper Level (1)	340	1.000	340
Total Building Area						1,914		2,254



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNTO	LEAN-TO	20x16x8	Dirt	Formed Metal	320
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD
	Base Cost (9.55 x 320)		3,056	3,056	581	2,475
	UTIL	Utility Building	30x50x10	Concrete	Formed Metal	1,500
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (27.99 x 1,500)		41,985	41,985	20,573	21,412
	CPAT	Carport - Attached TO BNGP	16x16x8	Dirt	Formed Metal	256
	Qual	1	Cond 1	Year 1990	Eff Age 50	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (5.13 x 256)		1,313	1,313	1,050	263
	BNGP	Barn - General Purpose	30x20x8	Dirt	Galvanized Metal	600
	Qual	2	Cond 2	Year 1950	Eff Age 76	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.01 x 600)		11,406	11,406	9,125	2,281