



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:43:13
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Assessment Data					Primary Image																																																																																																																				
Account 660023704 Parcel ID 20N17E-28-4-00000-000-0000 Cadastral ID 28-20-17-00700 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 265198 PAGE, JAMES DAVID & NANCY GAYLENE-TRUSTEES 18572 E 574 RD INOLA OK 74036-0000 Parcel Location Situs 18572 E 574 RD Subdivision Lot/Block / Parcel Size 5.02 - Acres Sec/Twn/Rng 28 / 20 / 17 / 4 Neighborhood 2017 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					<p>660023704_001.JPG 4/8/2026</p>																																																																																																																				
Legal Description Lat/Long: 36.17980495 -95.50187494																																																																																																																									
TR IN W2 SE DESC AS: BEG SW/C W2 SE TH N 1315' TO PT IN EXISTING RD, TH S 74-22-20 E 69.53' TO PT OF CUR TO R (RAD 2824 7'), TH ALG CUR 399.3', S 66-16-20 E 352.07', TH S 1027.14' TO S/L W2 SE, TH W 765' TO POB LESS TR DESC AS BEG SW/C W2 SE; N00E 789 22'; N90E 427.06'; N21.4811E 348'; S66.1620E					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>R25 294</td> <td>NEW SFR (TINY)</td> <td>09/2025</td> <td></td> <td>29,351</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 294	NEW SFR (TINY)	09/2025		29,351																																																																																																						
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Lot Data	Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	Primary Image
Lot Size		<p>660023704 12/10/25</p>
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	2.5 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,984 / 1,984
Style	100% One Story
HVAC	
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	594 Attached Garage - Finished
Remodel	
Year/Eff Age	1965 / 54

Cost Approach		Manual : 01/2025	
Base Cost	80.88	Total Misc Impr	+ 11,377
Roofing Adj	+ 4.29	Garage Cost	+ 16,697
Subfloor Adj	+ 2.18	Total RCN	= 206,396
Heat/Cool Adj	+ 0.00	Depreciation (62%)	- 127,966
Plumbing Adj	+ 2.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 78,430
Adj Base Cost	= 89.88	Lot Value	+ 78,430
Total Area	x 1,984	Indicated Value	= 78,430
Adjusted Cost	= 178,322	Value Per SqFt	39.53

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	78,430		
Lot Value			
Indicated Value	78,430	39.53	Per SqFt
Agland Value	442		
Site Improvements	25,088		
Total Value	103,960	52.40	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	58220	26x10		260	20.48		5,325
PRCH	SLAB PORCH - COVERED	58221	10x7		70	21.07		1,475



Rogers

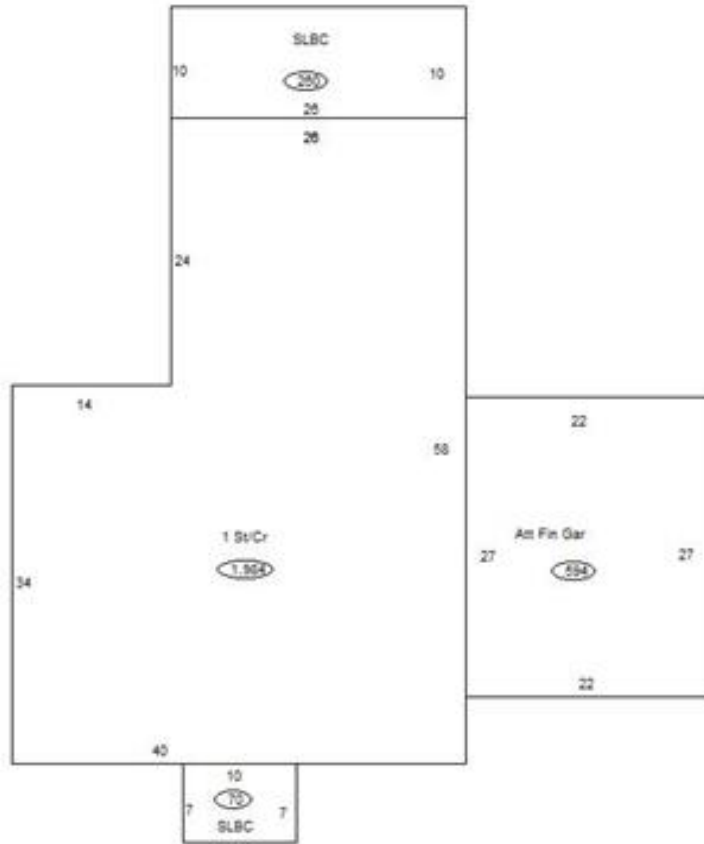
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Sketch Image

660023704



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,984	1.000	1,984
2	G	5		13	Att Fin Gar	594	1.000	594
3	M	PRCH		13	SLBC	260	1.000	260
4	M	PRCH		13	SLBC	70	1.000	70
Total Building Area						1,984		1,984



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	28x30x0			840	
	Qual	3	Cond 3	Year	Eff Age	7	
	Valuation Summary		Modifier Total		RCN	Depr (13% Phys/ % Func)	RCNLD
Base Cost (31.16 x 840)		26,174			26,174	3,403	22,771
	LT	LEAN-TO	12x30x0			360	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (2.92 x 360)		1,051			1,051		1,051
	LT	LEAN-TO	0x0x0			264	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (2.92 x 264)		771			771	617	154
	STF	STG FAIR	0x0x0			288	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (4.68 x 288)		1,348			1,348	1,078	270
	MS	MECH SHED	12x24x0			288	
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (5.85 x 288)		1,685			1,685	843	842
	PCPT	Carport - Portable	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.61 x)							
	STF	STG FAIR (PORTABLE)	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)							



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Lot Data	Primary Image																																													
Lot Size Lot Count Units Buildable Non-Ag Acres 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 THF TINY HOME ON FOUNDATION Style 100% One Story Exterior Wall 100% Frame, Siding, Wood Base/Total Area 800 / 800 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn / Bed/F/H Bath 1 / 1.0 / Basement Area Garage Type Remodel Year/Eff Age 2026 /																																														
Cost Approach Manual : 01/2025	660023704_001.JPG 4/8/2026 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 63,438 Lot Value Indicated Value 63,438 79.30 Per SqFt Agland Value Site Improvements Total Value 63,438 79.30 Total Value Per SqFt																																													
<table border="1"> <tr> <td>Base Cost</td> <td>46.98</td> <td>Total Misc Impr</td> <td>+</td> <td>0</td> </tr> <tr> <td>Roofing Adj</td> <td>+ 5.56</td> <td>Garage Cost</td> <td>+</td> <td></td> </tr> <tr> <td>Subfloor Adj</td> <td>+ 0.00</td> <td>Total RCN</td> <td>=</td> <td>59,632</td> </tr> <tr> <td>Heat/Cool Adj</td> <td>+ 12.64</td> <td>Depreciation (0%)</td> <td>-</td> <td>0</td> </tr> <tr> <td>Plumbing Adj</td> <td>+ 9.36</td> <td>Lump Sums</td> <td>+</td> <td>3,806</td> </tr> <tr> <td>Basement Adj</td> <td>+ 0.00</td> <td>RCNLD</td> <td>=</td> <td>63,438</td> </tr> <tr> <td>Adj Base Cost</td> <td>= 74.54</td> <td>Lot Value</td> <td>+</td> <td></td> </tr> <tr> <td>Total Area</td> <td>x 800</td> <td>Indicated Value</td> <td>=</td> <td>63,438</td> </tr> <tr> <td>Adjusted Cost</td> <td>= 59,632</td> <td>Value Per SqFt</td> <td></td> <td>79.30</td> </tr> </table>	Base Cost	46.98	Total Misc Impr	+	0	Roofing Adj	+ 5.56	Garage Cost	+		Subfloor Adj	+ 0.00	Total RCN	=	59,632	Heat/Cool Adj	+ 12.64	Depreciation (0%)	-	0	Plumbing Adj	+ 9.36	Lump Sums	+	3,806	Basement Adj	+ 0.00	RCNLD	=	63,438	Adj Base Cost	= 74.54	Lot Value	+		Total Area	x 800	Indicated Value	=	63,438	Adjusted Cost	= 59,632	Value Per SqFt		79.30	
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Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
WODC	Wood Deck - Covered	195010	11x7		77	49.43	3,806



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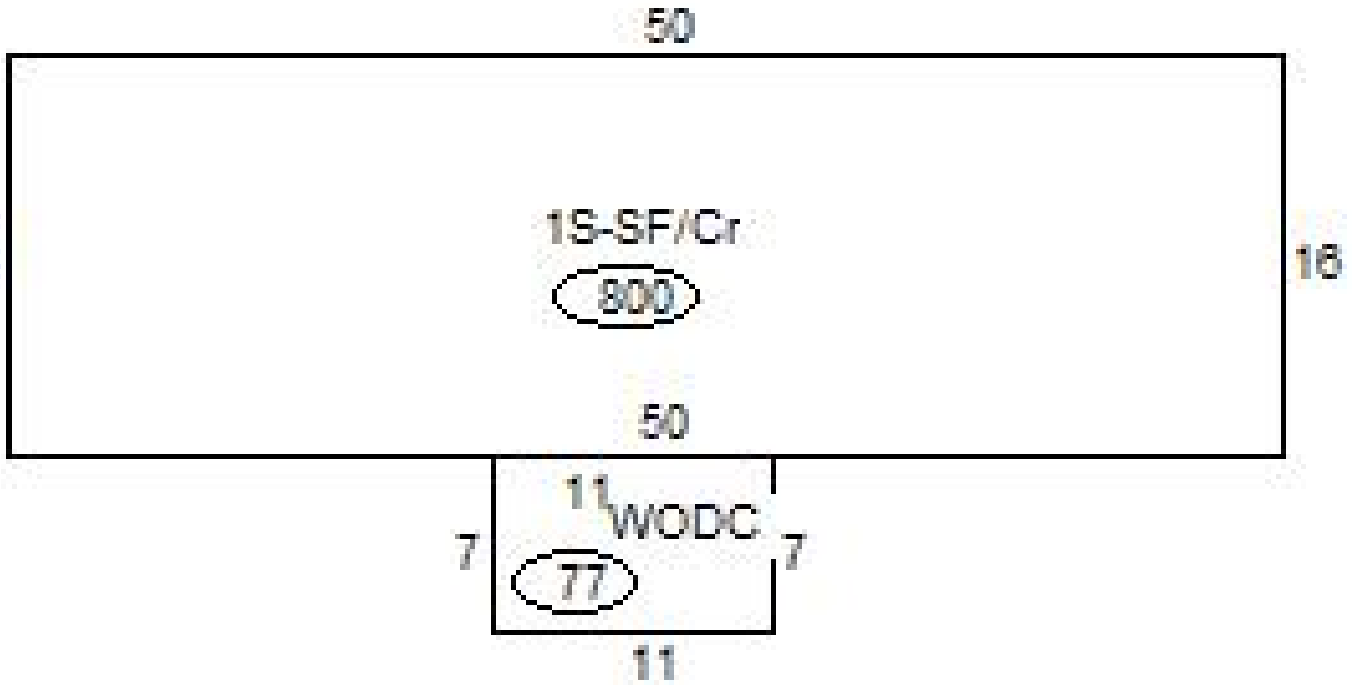
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Sketch Image

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Sketch Vector Information

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2	M	WODC		20	WODC	77	1.000	77
Total Building Area						800		800



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			2.000	36	36	72	72
TMBR Totals						2.000			72	72
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			3.020	122	122	370	370
NTV PST Totals						3.020			370	370
Total Agland						5.020			442	442