



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:15:50
 Page 1

Assessment Data					Primary Image				
Account 660026987 Parcel ID 000000-00-0-00642-002-0003 Cadastral ID 31-20-17-04100 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 299369 SUMPTER, MELVIN C & DELORES J 16040 E RANCHETTE RD INOLA OK 74036-0000 Parcel Location Situs 16040 RANCHETTE RD Subdivision R & R ESTATES Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 20 / 17 / 5 Neighborhood 1093 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660026987 12/09/25</p> <p>660026987_001.JPG 1/14/2026</p>				
Legal Description Lat/Long: 36.17061248 -95.54567554									
R & R ESTATES LOT 3 BLOCK 2 LESS HWY					Building Permits				
					Number	Description	Opened	Closed	Amount
					R4	R5 FOR IMPROVEMENTS	11/2003	12/2004	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		1989/409	WALLS, PHILLIP D &	11/10/2008	70,000	YES
					1809/717	WILLIAMS, CRYSTAL G	09/26/2006	45,000	YES
					1239/572	DUGGAN, STACY DAWN &	07/25/2000	32,000	Yes
					1053/772	DUGGAN, RICK D	01/31/1997	0	No
					827/123			0	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax
Remove Cap	2009	Land Value	86,541	30,143	11%	3,316	Assessed	5,141	411.59
Year Frozen	0	Improvements	13,516	4,274		470	Penalty	0	
Uncapped Value	0	Mobile Home	12,472	12,322		1,355	Exemption	0	0.00
TIF Project ID	0	Total Value	112,529	46,739		5,141	Total Taxable	5,141	412.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660026987	SUMPTER, MELVIN C &			2	112,452	0	4,897	392.00
2024	2024-660026987	SUMPTER, MELVIN C &			2	112,355	1000	3,664	295.00
2023	2023-660026987	SUMPTER, MELVIN C &			2	41,161	1000	3,528	284.00
2022	2022-660026987	SUMPTER, MELVIN C &			2	40,057	1000	3,406	276.00
2021	2021-660026987	SUMPTER, MELVIN C &			2	40,462	1000	3,451	277.00
2020	2020-660026987	SUMPTER, MELVIN C &			2	40,762	1000	3,484	281.00
2019	2019-660026987	SUMPTER, MELVIN C &			2	40,013	1000	3,401	281.00
2018	2018-660026987	SUMPTER, MELVIN C &			2	43,153	1000	3,746	313.00
2017	2017-660026987	SUMPTER, MELVIN C &			2	43,467	1000	3,664	308.00
2016	2016-660026987	SUMPTER, MELVIN C &			2	41,163	1000	3,528	300.00
2015	2015-660026987	SUMPTER, MELVIN C &			2	41,749	1000	3,593	312.00
2014	2014-660026987	SUMPTER, MELVIN C &			2	41,997	1000	3,620	325.00
2013	2013-660026987	SUMPTER, MELVIN C &			2	44,743	1000	3,922	330.00



Rogers



Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:15:50
Page 3

660026987

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			960
	Qual 3	Cond 3	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (10.48 x 960)	10,061	10,061	5,031	5,030
	DTGF	DETACHED GARAGE FAIR	0x0x0			816
	Qual 2	Cond 3	Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
		Base Cost (16.00 x 816)	13,056	13,056	4,570	8,486



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:15:51
 Page 4

Lot Data	Square-Foot - NBHD 1093 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-19\IMG 8/19/2021

Residential Data	
Type	6 Mobile Home 80 x 16
Condition	1.8 - Low
Quality	1.9 - Low
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	1,280 / 1,280
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1995 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	29.92	Total Misc Impr	+ 4,081				
Roofing Adj	+ 2.44	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	= 56,689				
Heat/Cool Adj	+ 3.06	Depreciation (78%)	- 44,217				
Plumbing Adj	+ 5.68	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 12,472				
Adj Base Cost	= 41.10	Lot Value	+				
Total Area	x 1,280	Indicated Value	= 12,472				
Adjusted Cost	= 52,608	Value Per SqFt	9.74				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	12,472		
Lot Value			
Indicated Value	12,472	9.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	12,472	9.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	136853	12x12		144	13.82		1,990
EPSW	ENCLOSED PORCH - SOLID WALL	136854	8x7		56	37.34		2,091



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:15:51
 Page 5

Sketch Image

660026987



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		13	Singlewide	1,280	1.000	1,280
2	M	PRCH		13	SLBC	144	1.000	144
3	M	EPSW		13	EPSW	56	1.000	56
Total Building Area						1,280		1,280