



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660027026 <b>Parcel ID</b> 000000-00-0-00927-002-0008 <b>Cadastral ID</b> 31-20-17-04470 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 308174 JANES, DWAYNE & KAREN  16654 E KINGS PL INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 16654 E KINGS PL <b>Subdivision</b> WILLIAMSBURG ESTATES <b>Lot/Block</b> 0008 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 20 / 17 / 5 <b>Neighborhood</b> 1125 - R-V03-SW INOLA <b>School District</b> S005 - INOLA SCHOOLS					<p>660027026_001.JPG 12/15/2025</p>														
<b>Legal Description</b> Lat/Long: 36.17536969 -95.53476501																			
LOTS 7 & 8 BLOCK 2 WILLIAMSBURG ESTATES					<b>Building Permits</b> <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															
<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	2274/722	BANK OF NEW YORK MELLON	09/22/2012	116,500	3										
					2226/342	BYNUM, STEPHANIE R &	02/13/2012	0	10										
					1718/420	BURR, MELISSA K	09/16/2005	152,500	YES										
					1165/738	DAVID GIBSON INC	04/01/1999	139,500	No										
					1144/661	YANDELL, TOMMY L & NANCY J	11/19/1998	111,998	No										
					996/518	PHILLIPS, GREG PAUL	07/20/1995	13,000	No										
<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>										
<b>Remove Cap</b>	2013	<b>Land Value</b>	68,452	44,060	11%	4,847	<b>Assessed</b>	22,463	1,798.39										
<b>Year Frozen</b>	2022	<b>Improvements</b>	248,796	160,141		17,616	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-80.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	317,248	204,201		22,463	<b>Total Taxable</b>	21,463	1,718.00										
<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	2025-660027026	JANES, DWAYNE & KAREN			2	295,446	1000	21,462	1,718.00										
2024	2024-660027026	JANES, DWAYNE & KAREN			2	293,023	1000	21,462	1,726.00										
2023	2023-660027026	JANES, DWAYNE & KAREN			2	212,110	1000	21,462	1,729.00										
2022	2022-660027026	JANES, DWAYNE & KAREN			2	212,110	1000	21,462	1,741.00										
2021	2021-660027026	JANES, DWAYNE & KAREN			2	197,866	1000	20,765	1,664.00										
2020	2020-660027026	JANES, DWAYNE & KAREN			2	194,782	1000	20,192	1,631.00										
2019	2019-660027026	JANES, DWAYNE & KAREN			2	187,041	1000	19,575	1,617.00										
2018	2018-660027026	JANES, DWAYNE & KAREN			2	193,069	1000	20,238	1,689.00										
2017	2017-660027026	JANES, DWAYNE & KAREN			2	155,108	1000	16,062	1,351.00										
2016	2016-660027026	JANES, DWAYNE & KAREN			2	151,435	1000	15,658	1,332.00										
2015	2015-660027026	JANES, DWAYNE & KAREN			2	147,968	1000	15,276	1,325.00										
2014	2014-660027026	JANES, DWAYNE & KAREN			2	149,209	1000	14,833	1,332.00										
2013	2013-660027026	JANES, DWAYNE & KAREN			2	139,748	1000	14,372	1,211.00										




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Lot Data	Square-Foot - NBHD 1125 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 5948 <b>Non-Ag Acres</b> 1.1484 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 50,023.00 x 1.37 = 68,452 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 68,452		 <p>660027026 12/15/25</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	75% Frame, Siding, Wood 25% Veneer, Masonry
<b>Base/Total Area</b>	1,301 / 2,442
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,301
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	420 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1999 / 20

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 303,963 124.47 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	88.75	<b>Total Misc Impr</b>	+ 6,045	<b>Garage Cost</b>	+ 17,606	<b>Total RCN</b>	= 294,298
<b>Roofing Adj</b>	+ 2.73	<b>Depreciation ( 37%)</b>	- 108,890	<b>Lump Sums</b>	+ 23,887	<b>RCNLD</b>	= 209,295
<b>Subfloor Adj</b>	+ -1.29	<b>Lot Value</b>	+ 68,452	<b>Indicated Value</b>	= 277,747	<b>Value Per SqFt</b>	113.74
<b>Heat/Cool Adj</b>	+ 12.64						
<b>Plumbing Adj</b>	+ 8.00						
<b>Basement Adj</b>	+ 0.00						
<b>Adj Base Cost</b>	= 110.83						
<b>Total Area</b>	x 2,442						
<b>Adjusted Cost</b>	= 270,647						

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 209,295 <b>Lot Value</b> 68,452 <b>Indicated Value</b> 277,747 113.74 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 39,501 <b>Total Value</b> 317,248 129.91 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	65028	4x4		16	26.88		430
WODO	WOOD DECK - OPEN	65029	156		156	24.27	20%	3,029
WODC	WOOD DECK - COVERED	136326	18x16		288	30.78		8,865
WODO	WOOD DECK - OPEN	136327	420		420	16.97		7,127
WODO	WOOD DECK - OPEN	136328	31x8		248	19.62		4,866



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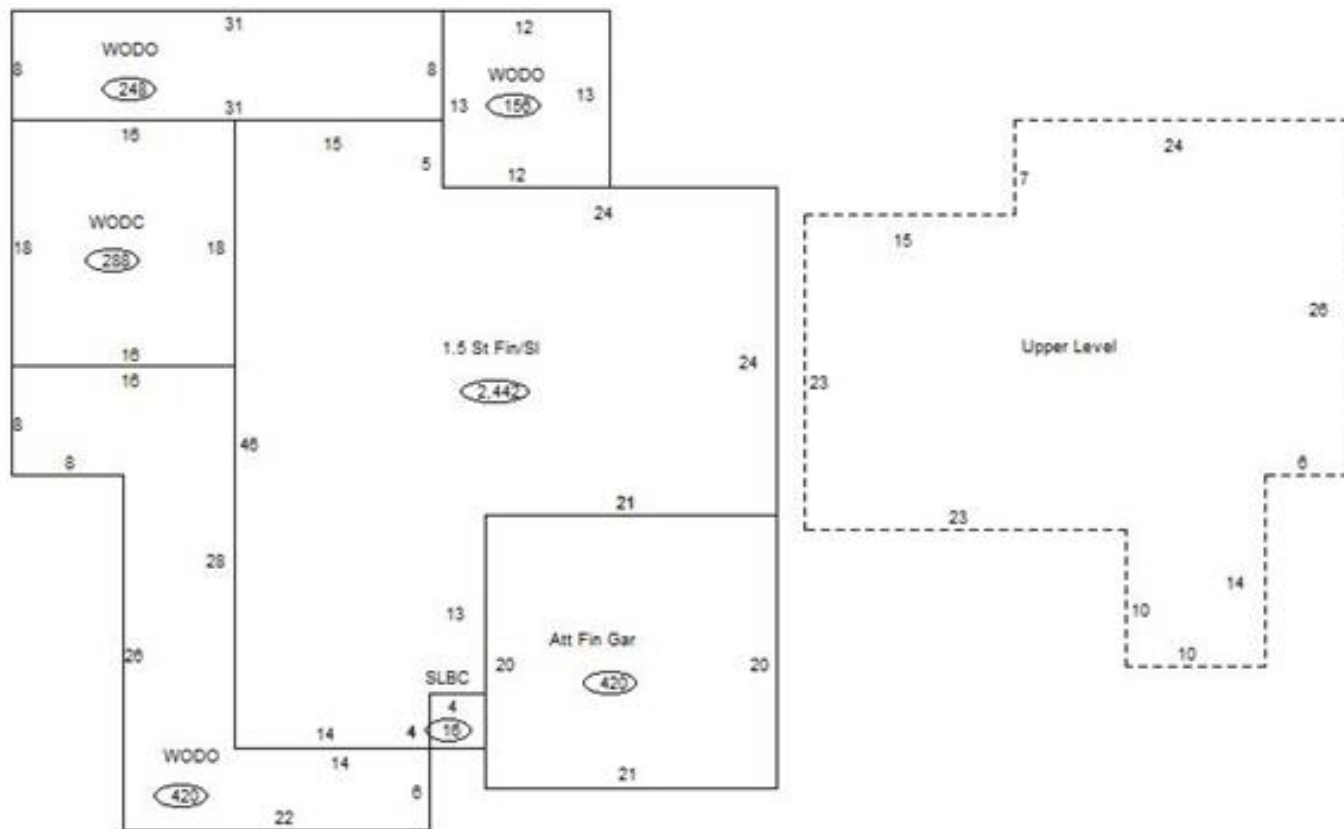
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,301	1.877	2,442
2	G	5		13	Att Fin Gar	420	1.000	420
3	M	PRCH		13	SLBC	16	1.000	16
4	M	WODO		13	WODO	156	1.000	156
5	U	^UL	Overhang	13	Upper Level	1,141	1.000	1,141
6	M	WODC		13	WODC	288	1.000	288
7	M	WODO		13	WODO	420	1.000	420
8	M	WODO		13	WODO	248	1.000	248
<b>Total Building Area</b>						1,301		2,442



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	36x40x12	Concrete	Formed Metal	1,440
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	<b>Valuation Summary</b> Base Cost (31.53 x 1,440) 45,403		<b>Modifier Total</b>	<b>RCN</b> 45,403	<b>Depr (13% Phys/ % Func)</b> 5,902	<b>RCNLD</b> 39,501
	GRNR	Greenhouse - Residential - NCV	8x10x0			80
	Qual	0	Cond	Year 0	Eff Age	
	<b>Valuation Summary</b> Base Cost (3.44 x 80) 275		<b>Modifier Total</b>	<b>RCN</b> 275	<b>Depr (100% Phys/ % Func)</b> 275	<b>RCNLD</b> 275