



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660028191								
Parcel ID	19N17E-33-2-00000-000-0000								
Cadastral ID	33-19-17-04000								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	257966								
HESTER, MICHAEL D &									
JAY L									
36088 S 4214 RD									
INOLA OK 74036-0000									
Parcel Location									
Situs	36088 S 4214 RD								
Subdivision									
Lot/Block	/	Parcel Size	20 - Acres						
Sec/Twn/Rng	33 / 19 / 17 / 2								
Neighborhood	1917 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description									
Lat/Long: 36.08889891 -95.50937384									
Building Permits									
N2 NW NW									
Exemptions									
Code	Type	Active	Maximum	Exemption	Number	Description	Opened	Closed	Amount
H	Homestead	Yes	1,000	1,000					
Sale History									
					Bk/Pg	Grantor	Date	Price	Code
					946/99	COUNSELL, ALFRED C	02/04/1994	150,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	0	Land Value 2,770	2,770	11%	305	Assessed	20,708	1,657.88	
Year Frozen	0	Improvements 229,634	185,483		20,403	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-80.00	
TIF Project ID	0	Total Value 232,404	188,253		20,708	Total Taxable	19,708	1,578.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660028191	HESTER, MICHAEL D &	2	193,505	1000	19,105	1,530.00		
2024	2024-660028191	HESTER, MICHAEL D &	2	184,154	1000	18,518	1,489.00		
2023	2023-660028191	HESTER, MICHAEL D &	2	172,279	1000	17,950	1,446.00		
2022	2022-660028191	HESTER, MICHAEL D &	2	174,774	1000	18,225	1,478.00		
2021	2021-660028191	HESTER, MICHAEL D &	2	181,530	1000	18,470	1,480.00		
2020	2020-660028191	HESTER, MICHAEL D &	2	178,148	1000	17,903	1,446.00		
2019	2019-660028191	HESTER, MICHAEL D &	2	170,151	1000	17,353	1,434.00		
2018	2018-660028191	HESTER, MICHAEL D &	2	176,116	1000	16,818	1,404.00		
2017	2017-660028191	HESTER, MICHAEL D &	2	146,231	1000	15,039	1,265.00		
2016	2016-660028191	HESTER, MICHAEL D &	2	142,186	1000	14,572	1,240.00		
2015	2015-660028191	HESTER, MICHAEL D &	2	137,442	1000	14,118	1,225.00		
2014	2014-660028191	HESTER, MICHAEL D &	2	138,822	1000	14,270	1,281.00		
2013	2013-660028191	HESTER, MICHAEL D &	2	150,477	1000	14,710	1,239.00		



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Wood
Base/Total Area	1,205 / 2,225
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,205
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	728 Attached Garage - Finished
Remodel	
Year/Eff Age	1979 / 35



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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	

Cost Approach				Manual : 01/2025			
Base Cost	93.33	Total Misc Impr	+ 8,848				
Roofing Adj	+ 2.72	Garage Cost	+ 27,184				
Subfloor Adj	+ -1.25	Total RCN	= 294,622				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 126,687				
Plumbing Adj	+ 8.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 167,935				
Adj Base Cost	= 116.22	Lot Value	+ 167,935				
Total Area	x 2,225	Indicated Value	= 167,935				
Adjusted Cost	= 258,590	Value Per SqFt	75.48				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,935		
Lot Value			
Indicated Value	167,935	75.48	Per SqFt
Agland Value	2,770		
Site Improvements	61,699		
Total Value	400,339	179.93	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	67865	9x3		27	26.84		725
PRCH	SLAB PORCH - COVERED	67866	10x4		40	26.80		1,072
PATO	Patio - Open	67867	16x8		128	11.22		1,436



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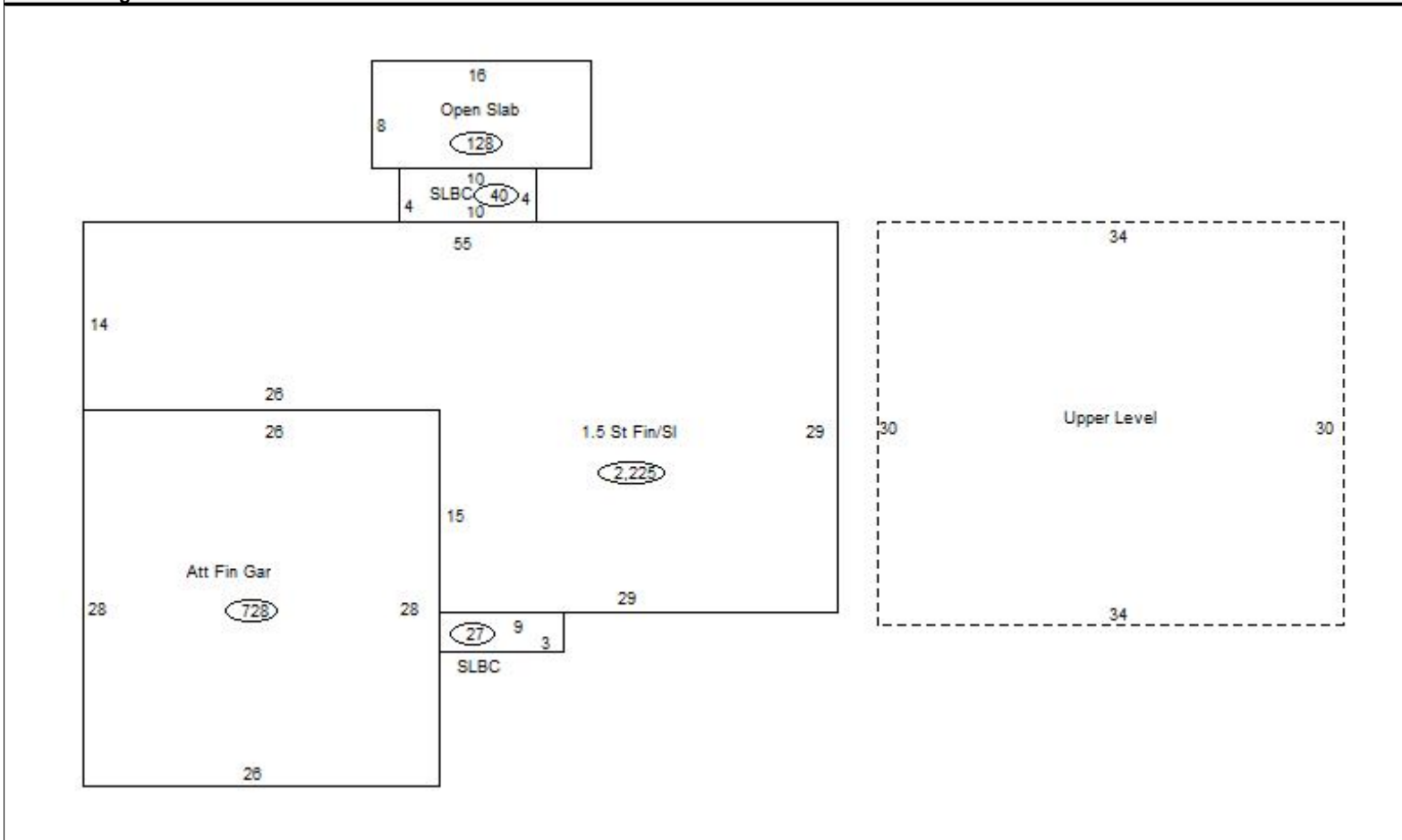
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Sketch Image

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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	1,205	1.846	2,225
2	G	5		13	Att Fin Gar	728	1.000	728
3	M	PRCH		13	SLBC	27	1.000	27
4	M	PRCH		13	SLBC	40	1.000	40
5	M	PATO		13	Open Slab	128	1.000	128
6	U	^UL		13	Upper Level	1,020	1.000	1,020
Total Building Area						1,205		2,225



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	22x36x10	Dirt	Formed Metal	792
Qual	4.5	Cond 3	Year 2017	Eff Age 7		

Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
Base Cost (25.18 x 792)	19,943		19,943	2,593	17,350

	BNGP	Barn - General Purpose	45x60x10	Dirt	Formed Metal	2,700
Qual	3	Cond 3	Year 2017	Eff Age 7		

Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
Base Cost (18.63 x 2,700)	50,301		50,301	6,539	43,762

	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96
Qual	3	Cond 1.5	Year 2000	Eff Age 31		

Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)	2,668		2,668	2,081	587



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			1.396	122	122	171	171
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			6.619	54	54	357	357
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			9.548	192	192	1,833	1,833
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			2.437	168	168	409	409
IMP PST Totals						20.000			2,770	2,770
Total Agland						20.000			2,770	2,770