



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:06:38
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Assessment Data					Primary Image				
Account	660028219				No Image On File				
Parcel ID	20N16E-33-4-00000-000-0000								
Cadastral ID	33-20-16-00300								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	342229								
TINKERS NUBUILD LLC									
17702 E COUNTRY DR INOLA OK 74036-0000									
Parcel Location									
Situs	12949 E 590 RD								
Subdivision									
Lot/Block	/	Parcel Size	8.33 - Acres						
Sec/Twn/Rng	33 / 20 / 16 / 4								
Neighborhood	2016 - UNPLATTED LAND								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.16399833 -95.60459539									
TR DESC 2023-010451 AS COMM SE/C SEC; N01.1419W 130'; S88 2900W 212' CURVE RIGHT RAD 2734.79 CENT ANG 13.1306 ARC DIST 630.93' TO POB; N02.5222W 773.62'; S75.2737W 499.89'; S00.0000E 481.44'; S68.1800E 62.97'; CURVE LEFT RADIUST 2734.79' CENT ANG 09.5954 ARC DIST 477.24 TO POB. & THAT ADJACENT PORTION					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	RIVERBEND ARENA DBA	07/28/2023	185,000	YES
					/	SANDERS, DEREK K &	02/04/2022	0	4
					2715/170	SANDERS FAMILY TRUST &	05/30/2018	246,000	WB
					1174/814	ADAMS, MARY E & W R &	06/04/1999	75,000	Yes
					1033/368	SHRIER, ANNIE C	07/29/1996	0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2024	Land Value	184,991	180,219	11%	19,824	Assessed	19,824	1,587.11
Year Frozen	0	Improvements	0	0	0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	184,991	180,219	19,824	Total Taxable	19,824	1,587.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660028219	TINKERS NUBUILD LLC	2	171,638	0	18,880	1,512.00		
2024	2024-660028219	TINKERS NUBUILD LLC	2	185,000	0	20,350	1,636.00		
2023	2023-660028219	TINKERS NUBUILD LLC	2	1,433	0	158	13.00		
2022	2022-660028219	RIVERBEND ARENA DBA	2	4,562	0	502	41.00		
2021	2021-660028219	SANDERS, DEREK K &	2	4,562	0	502	40.00		
2020	2020-660028219	SANDERS, DEREK K &	2	4,562	0	502	41.00		
2019	2019-660028219	SANDERS, DEREK K &	2	4,562	0	502	41.00		
2018	2018-660028219	SANDERS, DEREK K &	2	4,562	0	502	42.00		
2017	2017-660028219	SANDERS, JACK G & T MITCHELL &	2	5,069	0	558	47.00		
2016	2016-660028219	SANDERS, JACK G & T MITCHELL &	2	5,069	0	558	47.00		
2015	2015-660028219	SANDERS, JACK G & T MITCHELL &	2	5,069	0	558	48.00		
2014	2014-660028219	SANDERS, JACK G & T MITCHELL &	2	5,069	0	558	50.00		
2013	2013-660028219	SANDERS, JACK G & T MITCHELL &	2	5,069	0	558	47.00		



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Lot Data		Square-Foot - UNPLATTED LAND (ACRES)		Primary Image																																											
Lot Size																																															
Lot Count																																															
Units Buildable																																															
Non-Ag Acres	0																																														
Topography																																															
Street Access																																															
Utilities																																															
Amenities	LAND QUALITY		1																																												
			0																																												
Method	Square-Foot																																														
Base Lot Value	362,855.00 x .38 = 137,310			<table border="1"> <thead> <tr> <th colspan="2">GRM Approach</th> </tr> </thead> <tbody> <tr> <td>GRM Code</td> <td></td> </tr> <tr> <td>Gross Rent</td> <td>0.00</td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Multiple Regression</th> </tr> </thead> <tbody> <tr> <td>MRA Code</td> <td></td> </tr> <tr> <td>Adjusted R</td> <td></td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Direct Comparables</th> </tr> </thead> <tbody> <tr> <td>Selection Model</td> <td>1 Res</td> </tr> <tr> <td>Adjustment Model</td> <td>A2 AO Test</td> </tr> <tr> <td>Comparables</td> <td></td> </tr> <tr> <td>Indicated Value</td> <td></td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Value Reconciliation</th> </tr> </thead> <tbody> <tr> <td>Selected Approach</td> <td>Cost Approach</td> </tr> <tr> <td>Improvements</td> <td></td> </tr> <tr> <td>Lot Value</td> <td>184,991</td> </tr> <tr> <td>Indicated Value</td> <td>184,991 0.00 Per SqFt</td> </tr> <tr> <td>Agland Value</td> <td></td> </tr> <tr> <td>Site Improvements</td> <td></td> </tr> <tr> <td>Total Value</td> <td>184,991 0.00 Total Value Per SqFt</td> </tr> </tbody> </table>		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		Lot Value	184,991	Indicated Value	184,991 0.00 Per SqFt	Agland Value		Site Improvements		Total Value	184,991 0.00 Total Value Per SqFt
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Total Value	184,991 0.00 Total Value Per SqFt																																														
Factor Value	34,328																																														
Adjustments	1.0778																																														
Lot Value	184,991																																														
Residential Data																																															
Type																																															
Condition	-																																														
Quality	-																																														
Architecture																																															
Style																																															
Exterior Wall																																															
Base/Total Area	/																																														
Style																																															
HVAC																																															
Roof Cover																																															
Area on Slab																																															
Fixture/RghIn	/																																														
Bed/F/H Bath	/ /																																														
Basement Area																																															
Garage Type																																															
Remodel																																															
Year/Eff Age	/																																														
Cost Approach		Manual : 01/2025																																													
Base Cost	0.00	Total Misc Impr	+ 0																																												
Roofing Adj	+ 0.00	Garage Cost	+ 0																																												
Subfloor Adj	+ 0.00	Total RCN	= 0																																												
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0																																												
Plumbing Adj	+ 0.00	Lump Sums	+ 0																																												
Basement Adj	+ 0.00	RCNLD	= 0																																												
Adj Base Cost	= 0.00	Lot Value	+ 184,991																																												
Total Area	x	Indicated Value	= 184,991																																												
Adjusted Cost	= 0	Value Per SqFt	0.00																																												
Miscellaneous Improvements																																															
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value																																							