



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:24:02
 Page 1

Assessment Data					Primary Image									
Account	660030607				<p>660030607_001.JPG 12/15/2025</p>									
Parcel ID	20N17E-35-1-00000-000-0000													
Cadastral ID	35-20-17-00900													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	296331													
RINNER FAMILY REVOC TRUST														
30122 S 4240 RD INOLA OK 74036-0000														
Parcel Location														
Situs	30122 S 4240 RD													
Subdivision														
Lot/Block	/	Parcel Size	15 - Acres											
Sec/Twn/Rng	35 / 20 / 17 / 1													
Neighborhood	2017 - UNPLATTED LAND													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.17558281 -95.45898840														
NE NE NE & N2 SE NE NE														
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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1903/626	RINNER, ROBERT E	09/28/2007	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	0	Land Value	2,920	1,877	11%	206	Assessed	13,394	1,072.32					
Year Frozen	2012	Improvements	186,500	119,892		13,188	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00					
TIF Project ID	0	Total Value	189,420	121,769		13,394	Total Taxable	12,394	992.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660030607	RINNER FAMILY REVOC TRUST	2	168,904	1000	12,395	992.00							
2024	2024-660030607	RINNER FAMILY REVOC TRUST	2	177,267	1000	12,395	997.00							
2023	2023-660030607	RINNER FAMILY REVOC TRUST	2	151,345	1000	12,394	998.00							
2022	2022-660030607	RINNER FAMILY REVOC TRUST	2	154,046	1000	12,395	1,005.00							
2021	2021-660030607	RINNER FAMILY REVOC TRUST	2	147,673	1000	12,395	993.00							
2020	2020-660030607	RINNER FAMILY REVOC TRUST	2	146,927	1000	12,394	1,001.00							
2019	2019-660030607	RINNER FAMILY REVOC TRUST	2	139,093	1000	12,394	1,024.00							
2018	2018-660030607	RINNER FAMILY REVOC TRUST	2	145,842	1000	12,394	1,035.00							
2017	2017-660030607	RINNER FAMILY REVOC TRUST	2	138,777	1000	12,395	1,043.00							
2016	2016-660030607	RINNER FAMILY REVOC TRUST	2	134,958	1000	12,395	1,055.00							
2015	2015-660030607	RINNER FAMILY REVOC TRUST	2	130,329	1000	12,395	1,076.00							
2014	2014-660030607	RINNER FAMILY REVOC TRUST	2	133,204	1000	12,395	1,113.00							
2013	2013-660030607	RINNER FAMILY REVOC TRUST	2	124,784	1000	12,394	1,044.00							



Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:24:02
Page 2

Lot Data	Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	Primary Image
Lot Size		
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	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,762 / 1,762
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,762
Fixture/RghIn	12 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	640 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1982 / 33

660030607	12/11/25
660030607_001.JPG	12/15/2025

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	103.39	Total Misc Impr	+ 13,821	Roofing Adj	+ 4.38	Garage Cost	+ 20,941
Subfloor Adj	+ -1.15	Total RCN	= 258,131	Heat/Cool Adj	+ 11.47	Depreciation (43%)	- 110,996
Plumbing Adj	+ 8.68	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 147,135
Adj Base Cost	= 126.77	Lot Value	+ 147,135	Total Area	x 1,762	Indicated Value	= 147,135
Adjusted Cost	= 223,369	Value Per SqFt	83.50				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,135		
Lot Value			
Indicated Value	147,135	83.50	Per SqFt
Agland Value	2,920		
Site Improvements	39,365		
Total Value	189,420	107.50	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	72690	22x6		132	23.83		3,146
PRCH	SLAB PORCH - COVERED	72691	238		238	23.44		5,579



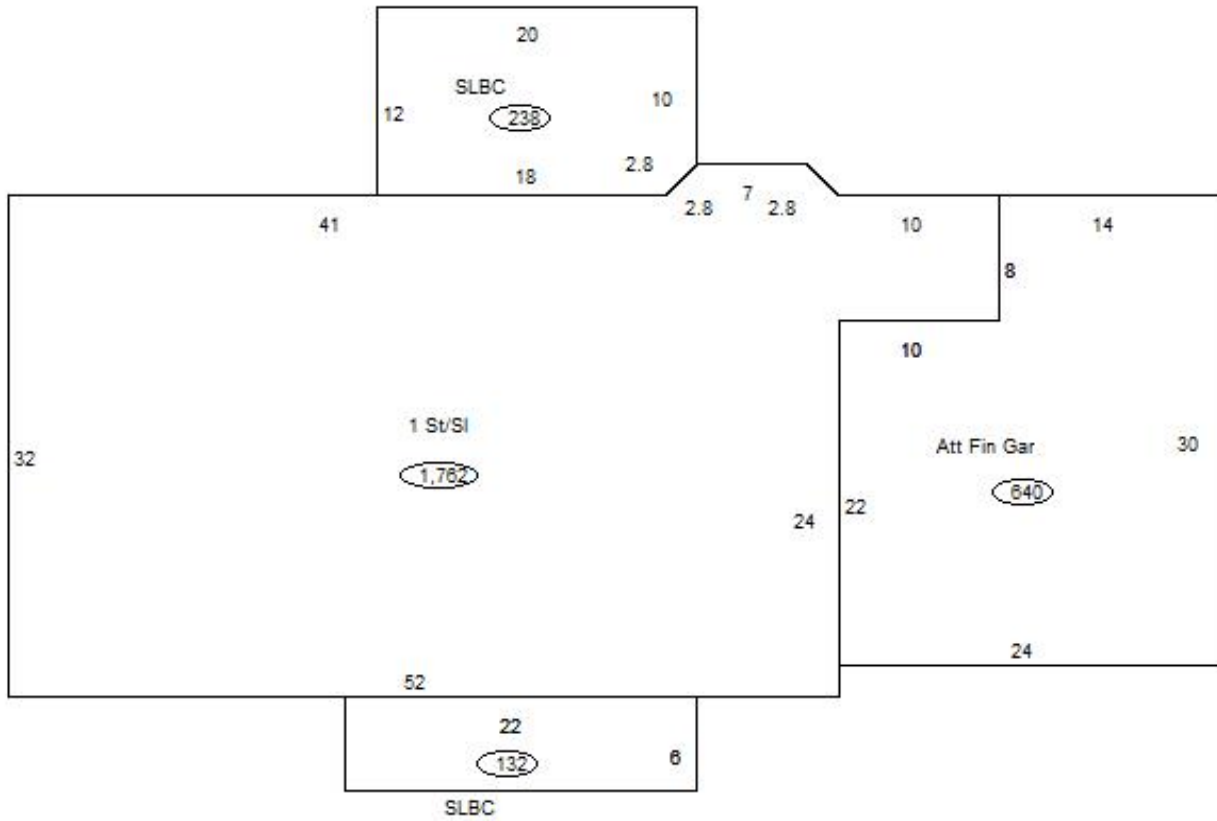
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:24:02
 Page 3

Sketch Image

660030607



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,762	1.000	1,762
2	G	5		13	Att Fin Gar	640	1.000	640
3	M	PRCH		13	SLBC	132	1.000	132
4	M	PRCH		13	SLBC	238	1.000	238
Total Building Area						1,762		1,762



Rogers




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Date 04/17/2026
 Time 15:24:02
 Page 4

660030607

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	EQSL	Equipment Shelter	40x30x12	Dirt	Formed Metal	1,200	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
	Base Cost (21.72 x 1,200)		26,064		26,064	12,771	13,293
	GBST	Grain Bin - Storage	6x6x6	Base		227	
	Qual	4	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
	Base Cost (2.01 x 227)		456		456	269	187
	UTIL	Utility Building	50x36x12	Concrete	Formed Metal	1,800	
	Qual	3	Cond 3	Year 1995	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
	Base Cost (29.96 x 1,800)		53,928		53,928	28,043	25,885



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
Time 15:24:02
Page 5

Agland Inventory

660030607

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80		0	11.000	192	192	2,112	2,112
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84		202	4.000	202	202	808	808
NTV PST Totals						15.000			2,920	2,920
Total Agland						15.000			2,920	2,920