




# 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> 660031373 <b>Parcel ID</b> 000000-00-0-00675-004-0003 <b>Cadastral ID</b> 36-20-16-01660 <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> 300599 RIVERA , J GUADALUPE & NOHEMI GUIZA RANGEL  15844 E RIGGS RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 15844 E RIGGS RD <b>Subdivision</b> RIGGS ACRES <b>Lot/Block</b> 0003 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 36 / 20 / 16 / 5 <b>Neighborhood</b> 1125 - R-V03-SW INOLA <b>School District</b> S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1018\IMG_0017. 10/19/2021</p>																																																	
<b>Legal Description</b> Lat/Long: 36.16485179 -95.54910412																																																						
LOT 3 BLOCK 4 RIGGS ACRES					<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																																								
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<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	2034/206	WEICHERT RELOCATION CO INC	05/19/2009	117,000	YES																																													
					2034/204	BARBEE, JAMES H & KAREN S	07/25/2008	117,000																																														
					1002/65	OBERHOLTZ, MARK A	09/05/1995	68,500	Yes																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>80.060</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2010</td> <td>Land Value 82,074</td> <td>19,578</td> <td>11%</td> <td>2,154</td> <td>Assessed</td> <td>12,879</td> <td>1,031.09</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 118,367</td> <td>97,503</td> <td> </td> <td>10,725</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-80.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 200,441</td> <td>117,081</td> <td> </td> <td>12,879</td> <td>Total Taxable</td> <td>11,879</td> <td>951.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	Remove Cap	2010	Land Value 82,074	19,578	11%	2,154	Assessed	12,879	1,031.09	Year Frozen	0	Improvements 118,367	97,503		10,725	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-80.00	TIF Project ID	0	Total Value 200,441	117,081		12,879	Total Taxable	11,879	951.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660031373	RIVERA , J GUADALUPE &	2	185,448	1000	11,504	921.00																																															
2024	2024-660031373	RIVERA , J GUADALUPE &	2	187,207	1000	11,140	896.00																																															
2023	2023-660031373	RIVERA , J GUADALUPE &	2	107,147	1000	10,786	869.00																																															
2022	2022-660031373	RIVERA , J GUADALUPE &	2	105,748	1000	10,632	862.00																																															
2021	2021-660031373	RIVERA , J GUADALUPE &	2	107,943	1000	10,874	871.00																																															
2020	2020-660031373	RIVERA , J GUADALUPE &	2	108,668	1000	10,707	865.00																																															
2019	2019-660031373	RIVERA , J GUADALUPE &	2	103,327	1000	10,366	856.00																																															
2018	2018-660031373	RIVERA , J GUADALUPE &	2	106,490	1000	10,714	894.00																																															
2017	2017-660031373	RIVERA , J GUADALUPE &	2	105,572	1000	10,613	893.00																																															
2016	2016-660031373	RIVERA , J GUADALUPE &	2	102,967	1000	10,326	879.00																																															
2015	2015-660031373	RIVERA , J GUADALUPE &	2	102,025	1000	10,223	887.00																																															
2014	2014-660031373	RIVERA , J GUADALUPE &	2	103,955	1000	10,327	927.00																																															
2013	2013-660031373	RIVERA VARGAS, J GUADALUPE &	2	100,286	1000	9,997	842.00																																															



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Lot Data	Square-Foot - NBHD 1125 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	10000	
Non-Ag Acres	1.9547	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	85,149.00 x .96 = 82,074	
Factor Value		
Adjustments	1.0000	
Lot Value	82,074	

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	1,204 / 1,204
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,204
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	520 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36



\\tsclient\C\Users\Randy Necessary\Pictures\101\_1018\IMG\_0017. 10/19/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	157,344	130.68	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	112.61	Total Misc Impr	+	12,484			
Roofing Adj	+ 4.75	Garage Cost	+	17,742			
Subfloor Adj	+ -1.21	Total RCN	=	193,103			
Heat/Cool Adj	+ 11.47	Depreciation ( 45%)	-	86,896			
Plumbing Adj	+ 7.66	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	106,207			
Adj Base Cost	= 135.28	Lot Value	+	82,074			
Total Area	x 1,204	Indicated Value	=	188,281			
Adjusted Cost	= 162,877	Value Per SqFt		156.38			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,207		
Lot Value	82,074		
Indicated Value	188,281	156.38	Per SqFt
Agland Value			
Site Improvements	12,160		
Total Value	200,441	166.48	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	74650		148	148	23.77		3,518
PATO	Slab Porch - Open	74651		476	476	8.13		3,870





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x6	Plank	Formed Metal	100
	Qual	2	Cond 2	Year 2021	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.85 x 100)		2,285	2,285	526	1,759
	SHDS	Shed - Small	10x20x6	Plank	Formed Metal	200
	Qual	2	Cond 2	Year 2021	Eff Age 5	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (19.52 x 200)		3,904	3,904	898	3,006
	BNGP	Barn - General Purpose	22x30x10	Dirt	Galvanized Metal	660
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.97 x 660)		14,500	14,500	7,105	7,395