



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	660031780				<p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\110722 (3)\IMG_0045.JPG 11/7/2022</p>				
Parcel ID	21N16E-36-4-00000-000-0000								
Cadastral ID	36-21-16-02700								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	264643								
ANDREWS, WILLIAM M JR									
15593 E 530 RD									
INOLA OK 74036-0000									
Parcel Location									
Situs	15593 E 530 RD								
Subdivision									
Lot/Block	/	Parcel Size	.92 - Acres						
Sec/Twn/Rng	36 / 21 / 16 / 4								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description									
Lat/Long: 36.24991970 -95.55061026									
A TR OF LAND SW SE BEG:AT A PT 2134' W SE/C; SE N 326' W 200; S 175'; E 165'; S 151'; E 35' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1049/71	DUNCAN, ROGER B &	12/16/1996	60,000	Yes					
804/684			38,000	No					
778/693			0	No					
853/6			55,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value	38,951	26,021	11%	2,862	Assessed	13,162 1,093.10	
Year Frozen	0	Improvements	98,782	93,637		10,300	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	137,733	119,658		13,162	Total Taxable	12,162 1,010.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660031780	ANDREWS, WILLIAM M JR	5	136,772	1000	11,779	978.00		
2024	2024-660031780	ANDREWS, WILLIAM M JR	5	143,815	1000	11,407	952.00		
2023	2023-660031780	ANDREWS, WILLIAM M JR	5	109,505	1000	11,046	920.00		
2022	2022-660031780	ANDREWS, WILLIAM M JR	5	107,800	1000	10,858	903.00		
2021	2021-660031780	ANDREWS, WILLIAM M JR	5	113,889	1000	11,528	978.00		
2020	2020-660031780	ANDREWS, WILLIAM M JR	5	112,162	1000	11,239	951.00		
2019	2019-660031780	ANDREWS, WILLIAM M JR	5	109,555	1000	10,882	942.00		
2018	2018-660031780	ANDREWS, WILLIAM M JR	5	118,179	1000	10,536	913.00		
2017	2017-660031780	ANDREWS, WILLIAM M JR	5	117,243	1000	10,201	832.00		
2016	2016-660031780	ANDREWS, WILLIAM M JR	5	114,331	1000	9,874	842.00		
2015	2015-660031780	ANDREWS, WILLIAM M JR	5	114,409	1000	9,558	808.00		
2014	2014-660031780	ANDREWS, WILLIAM M JR	5	115,413	1000	9,250	794.00		
2013	2013-660031780	ANDREWS, WILLIAM M JR	5	111,438	1000	8,952	780.00		



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0323		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	44,966.00 x .87 = 38,951		
Factor Value			
Adjustments	1.0000		
Lot Value	38,951		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,704 / 1,704
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 47

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	130,320 76.48 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	98,782
Lot Value	38,951
Indicated Value	137,733 80.83 Per SqFt
Agland Value	
Site Improvements	
Total Value	137,733 80.83 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	93.24	Total Misc Impr	+	581
Roofing Adj	+ 4.31	Garage Cost	+	
Subfloor Adj	+ 1.16	Total RCN	=	202,420
Heat/Cool Adj	+ 11.47	Depreciation (54%)	-	109,307
Plumbing Adj	+ 8.27	Lump Sums	+	5,669
Basement Adj	+ 0.00	RCNLD	=	98,782
Adj Base Cost	= 118.45	Lot Value	+	38,951
Total Area	x 1,704	Indicated Value	=	137,733
Adjusted Cost	= 201,839	Value Per SqFt		80.83

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	75845	8x3		24	24.19		581
WODO	WOOD DECK - OPEN	75846	16x8		128	24.29	20%	2,487
WODO	WOOD DECK - OPEN	75847	240		240	18.94	30%	3,182



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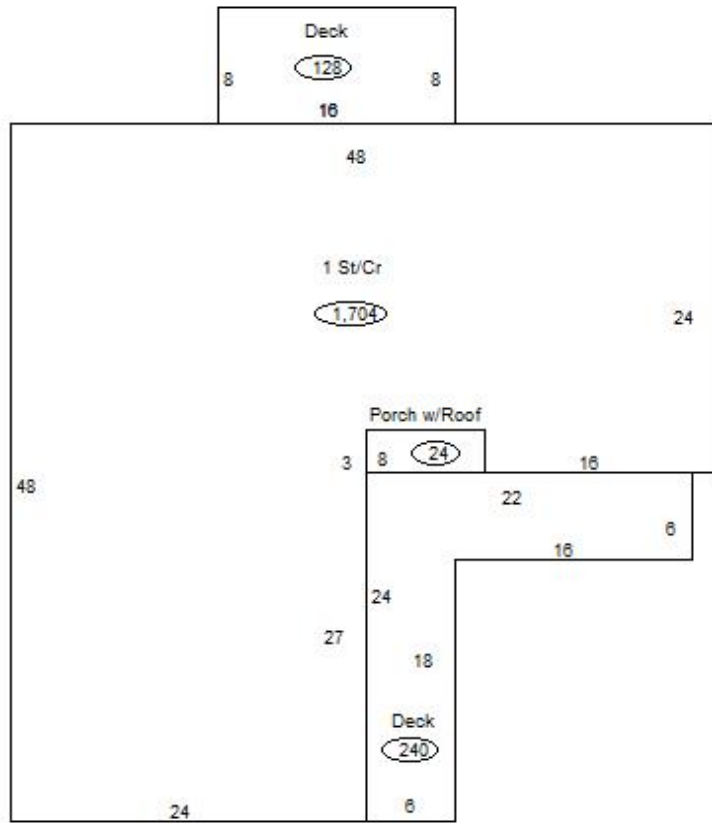
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,704	1.000	1,704
2	M	PRCH		13	SLBC	24	1.000	24
3	M	WODO		13	WODO	128	1.000	128
4	M	WODO		13	WODO	240	1.000	240
Total Building Area						1,704		1,704



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	CP Qual	CARPORT DIRT Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (3.50 x)				