



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 660051495 Parcel ID 20N16E-26-4-00000-000-0000 Cadastral ID 26-20-16-00310 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 242914 HAIL, JAMES R & JENNIFER L TRUSTEES 14183 E 580 RD INOLA OK 74036-0000 Parcel Location Situs 14183 E 580 RD Subdivision Lot/Block / Parcel Size 10.91 - Acres Sec/Twn/Rng 26 / 20 / 16 / 4 Neighborhood 2016 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0128\IMG_0008. 1/28/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.18232774 -95.57826906 N 30' S2 S2 NW SW & W2 W2 NE SW																																																																																																																									
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Lot Data Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	
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	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,335 / 2,335
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,335
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

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	104.29	Total Misc Impr	+ 9,584
Roofing Adj	+ 4.55	Garage Cost	+ 22,915
Subfloor Adj	+ -2.19	Total RCN	= 330,562
Heat/Cool Adj	+ 12.64	Depreciation (23%)	- 76,029
Plumbing Adj	+ 8.36	Lump Sums	+ 2,520
Basement Adj	+ 0.00	RCNLD	= 257,053
Adj Base Cost	= 127.65	Lot Value	+
Total Area	x 2,335	Indicated Value	= 257,053
Adjusted Cost	= 298,063	Value Per SqFt	110.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	257,053		
Lot Value			
Indicated Value	257,053	110.09	Per SqFt
Agland Value	786		
Site Improvements	89,905		
Total Value	347,744	148.93	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	77202	25x6		150	26.46		3,969
PERG	Pergola	77203	14x12		168	15.00		2,520



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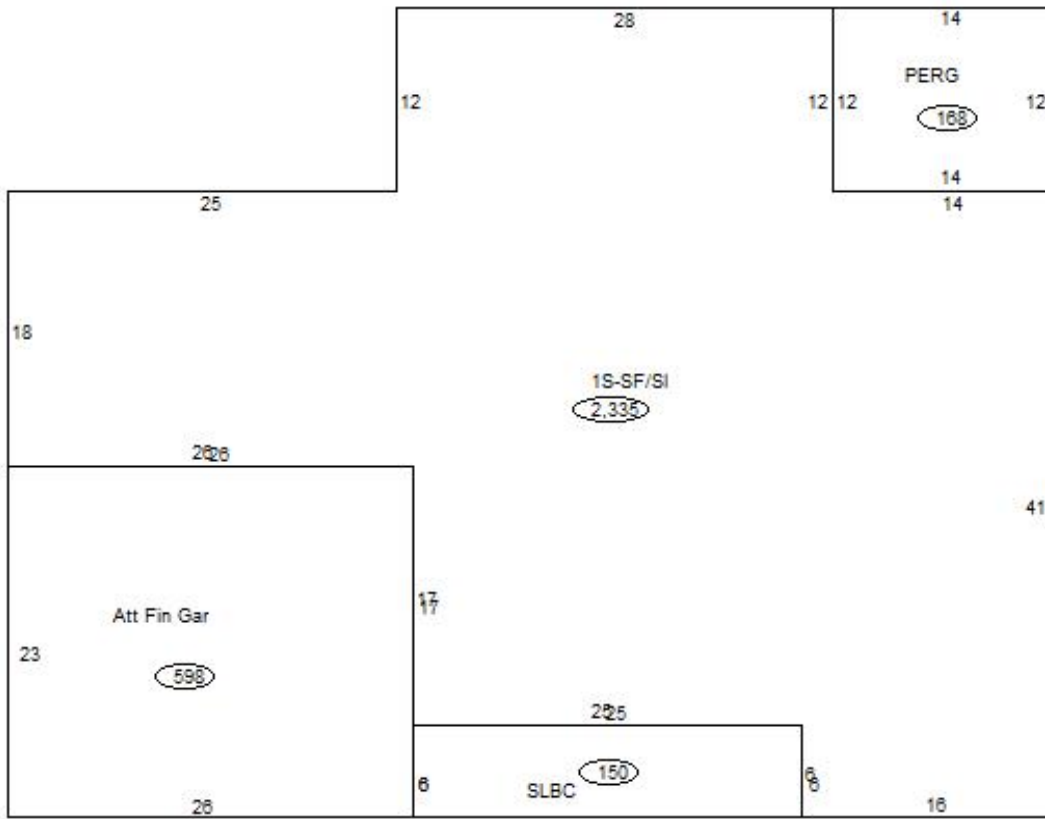
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,335	1.000	2,335
2	G	5	Slab	13	Att Fin Gar	598	1.000	598
3	M	PRCH		13	SLBC	150	1.000	150
4	M	PERG		13	PERG	168	1.000	168
Total Building Area						2,335		2,335



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground VINYL	0x0x0	Base		640	
	Qual	5	Cond 5	Year 2022	Eff Age 2		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (58.23 x 640)	37,267		37,267	3,727	33,540
	UTIL	Utility Building	40x40x10	Concrete	Formed Metal	1,600	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (28.81 x 1,600)	46,096		46,096	6,914	39,182
	LNT0	Lean To - Attached	14x40x8	Concrete	Formed Metal	560	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (43% Phys/ % Func)	RCNLD
		Base Cost (13.15 x 560)	7,364		7,364	3,167	4,197
	LNT0	Lean To - Attached	14x40x8	Concrete	Formed Metal	560	
	Qual	3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total		RCN	Depr (43% Phys/ % Func)	RCNLD
		Base Cost (13.15 x 560)	7,364		7,364	3,167	4,197
	UTIL	Utility Building	18x16x8	Concrete	Composition Shingle	288	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (40.69 x 288)	11,719		11,719	2,930	8,789



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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
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			10.910	72	72	786	786
NTV PST Totals						10.910			786	786
Total Agland						10.910			786	786