



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660053992 Parcel ID 20N17E-31-2-00000-000-0000 Cadastral ID 31-20-17-00340 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 266052 LANCE, ROY DALE & ANN G-TRUSTEES 16310 E 580 RD INOLA OK 74036-0000 Parcel Location Situs 16310 E 580 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 31 / 20 / 17 / 2 Neighborhood 2017 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					<p>660053992_001.JPG 12/16/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.17611372 -95.54133467																																																																																																																									
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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	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,526 / 1,526
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,526
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	560 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1993 / 25

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	100.35	Total Misc Impr	+ 15,315	Roofing Adj	+ 4.49	Garage Cost	+ 18,788
Subfloor Adj	+ -1.15	Total RCN	= 223,907	Heat/Cool Adj	+ 11.47	Depreciation (34%)	- 76,128
Plumbing Adj	+ 9.22	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 147,779
Adj Base Cost	= 124.38	Lot Value	+ 147,779	Total Area	x 1,526	Indicated Value	= 147,779
Adjusted Cost	= 189,804	Value Per SqFt	96.84				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	147,779		
Lot Value			
Indicated Value	147,779	96.84	Per SqFt
Agland Value	840		
Site Improvements	37,776		
Total Value	186,395	122.15	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	78185		90	90	23.99		2,159
PRCH	SLAB PORCH - COVERED	78186	29x12		348	23.16		8,060



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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	1 St/SI	1,526	1.000	1,526
2	G	5		13	Att Fin Gar	560	1.000	560
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	348	1.000	348
Total Building Area						1,526		1,526



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Utility Building	50x32x12	Concrete	Formed Metal	1,600	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
	Base Cost (28.06 x 1,600)		44,896		44,896	11,224	33,672
	SHDS	Shed - Small	8x16x8	Plank	Formed Metal	128	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
	Base Cost (20.63 x 128)		2,641		2,641	1,215	1,426
	LOAF	LOAFING SHED	14x24x8	Dirt	Formed Metal	336	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
	Base Cost (6.82 x 336)		2,292		2,292	1,192	1,100
	SHDS	Shed - Small	16x14x8	Plank	Composition Shingle	224	
	Qual	2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)		RCNLD
	Base Cost (17.18 x 224)		3,848		3,848	2,270	1,578



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			5.000	168	168	840	840
IMP PST Totals						5.000			840	840
Total Agland						5.000			840	840