



# 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	660060651								
Parcel ID	20N16E-26-3-00000-000-0000								
Cadastral ID	26-20-16-00350								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	304080								
GANN, THOMAS H &									
DEBBIE A TRUSTEES									
14605 E 580 RD									
INOLA OK 74036-0000									
<b>Parcel Location</b>									
Situs	14605 E 580 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	26 / 20 / 16 / 3								
Neighborhood	2016 - UNPLATTED LAND								
School District	S005 - INOLA SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.17878231 -95.57014311									
<b>Building Permits</b>									
E2 E2 SW SE									
Number	Description	Opened	Closed	Amount					
R2012 11 2	R13-NEW 23X39 901 SQ FT POLE BAR	11/2012	01/2013	11,000					
R2010 0716	R14-REMODEL/FINISH	08/2010	06/2013	40,000					
<b>Exemptions</b>									
Code	Type	Active	Maximum	Exemption	<b>Sale History</b>				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					2148/144	GANN, TOM &	12/27/2010	0	4
					2093/557	SEC OF HUD	03/25/2010	0	1
					2072/38	SIEG, DEBORAH ANN	10/15/2009	0	10
					981/70	MCKENZIE, OLGA	02/04/1995	20,000	Yes
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	0	Land Value	795	795	11%	87	Assessed	23,885	1,912.23
Year Frozen	0	Improvements	259,072	216,339		23,798	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00
TIF Project ID	0	Total Value	259,867	217,134		23,885	Total Taxable	22,885	1,832.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660060651	GANN, THOMAS H &	2	243,971	1000	22,189	1,776.00		
2024	2024-660060651	GANN, THOMAS H &	2	258,267	1000	21,513	1,730.00		
2023	2023-660060651	GANN, THOMAS H &	2	222,516	1000	20,858	1,680.00		
2022	2022-660060651	GANN, THOMAS H &	2	220,587	1000	20,221	1,640.00		
2021	2021-660060651	GANN, THOMAS H &	2	188,450	1000	19,603	1,571.00		
2020	2020-660060651	GANN, THOMAS H &	2	186,856	1000	19,003	1,535.00		
2019	2019-660060651	GANN, THOMAS H &	2	176,552	1000	18,420	1,522.00		
2018	2018-660060651	GANN, THOMAS H &	2	181,742	1000	18,992	1,585.00		
2017	2017-660060651	GANN, THOMAS H &	2	180,570	1000	18,862	1,587.00		
2016	2016-660060651	GANN, THOMAS H &	2	175,402	1000	18,294	1,556.00		
2015	2015-660060651	GANN, THOMAS H &	2	170,509	1000	17,756	1,541.00		
2014	2014-660060651	GANN, THOMAS H &	2	173,399	1000	18,074	1,623.00		
2013	2013-660060651	GANN, THOMAS H &	2	116,773	0	12,328	1,038.00		



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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	10	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
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% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,178 / 1,937
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,178
Fixture/RghIn	13 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	616 Attached Garage - Finished 2 Stalls
Remodel	RMA -
Year/Eff Age	1996 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	84.98	Total Misc Impr	+ 6,361
Roofing Adj	+ 3.55	Garage Cost	+ 23,500
Subfloor Adj	+ -1.42	Total RCN	= 241,265
Heat/Cool Adj	+ 12.64	Depreciation ( 19%)	- 45,840
Plumbing Adj	+ 9.39	Lump Sums	+ 35,590
Basement Adj	+ 0.00	RCNLD	= 231,015
Adj Base Cost	= 109.14	Lot Value	+ 231,015
Total Area	x 1,937	Indicated Value	= 231,015
Adjusted Cost	= 211,404	Value Per SqFt	119.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	231,015		
Lot Value			
Indicated Value	231,015	119.26	Per SqFt
Agland Value	795		
Site Improvements	28,057		
Total Value	259,867	134.16	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
SHLT	STORM SHELTER	0		1	2018	0.00		
WODC	Wood Deck - Covered	119077	1174		1,174	29.45	6%	32,500
WODO	Wood Deck - Open	119078	16x8		128	25.68	6%	3,090
PATO	Patio - Open	119079	13x5		65	11.48		746



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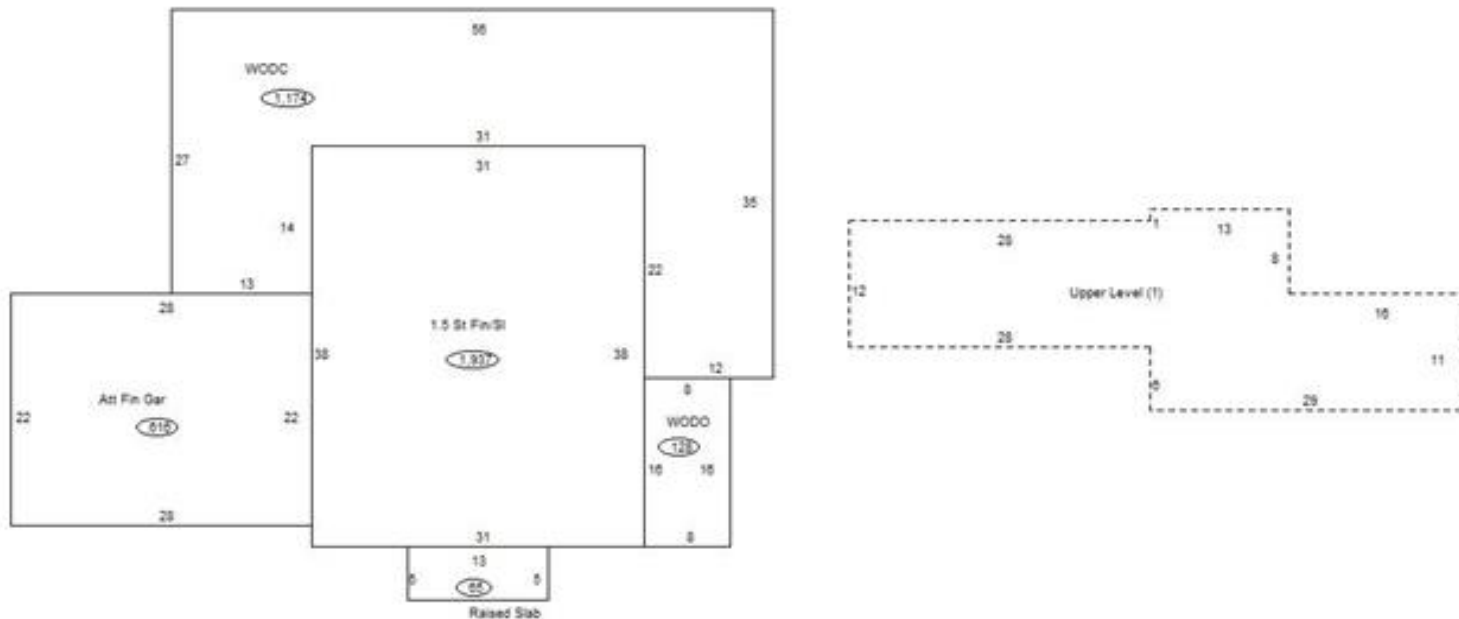
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,178	1.644	1,937
2	G	5		13	Att Fin Gar	616	1.000	616
3	U	^UL		13	Upper Level (1)	759	1.000	759
4	M	WODC		13	WODC	1,174	1.000	1,174
5	M	WODO		13	WODO	128	1.000	128
6	M	PATO		13	Raised Slab	65	1.000	65
<b>Total Building Area</b>						<b>1,178</b>		<b>1,937</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	39x23x8	Concrete	Formed Metal	897
	Qual 2	Cond 3	Year 2012	Eff Age 11		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (29.31 x 897)	26,291	26,291	5,784	20,507
	UTIL	Utility Building	20x16x8	Concrete	Galvanized Metal	320
	Qual 2	Cond 3	Year 2010	Eff Age 12		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (31.46 x 320)	10,067	10,067	2,517	7,550



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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
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			4.000	143	143	571	571
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			1.000	224	224	224	224
<b>IMP PST Totals</b>						5.000			795	795
<b>Total Agland</b>						5.000			795	795