



# 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> 660063176 <b>Parcel ID</b> 20N16E-26-4-00000-000-0000 <b>Cadastral ID</b> 26-20-16-00360 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 262837 KANIPE, MARK W & ANITA M  TRUSTEES 14805 E 580 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 14805 E 580 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 26 / 20 / 16 / 4 <b>Neighborhood</b> 2016 - UNPLATTED LAND <b>School District</b> S005 - INOLA SCHOOLS					<p>660063176_002.JPG 11/6/2025</p>				
<b>Legal Description</b> Lat/Long: 36.17879531 -95.56792344									
E2 W2 SE SE					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					R2012 12 3	R14-NEW 2400 SQ FT BARN 40X60	12/2012	06/2013	50,000
<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	1010/542	MCKENZIE, OLGA	12/16/1995	18,000	No
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	80.060	<b>Current Tax</b>
Remove Cap	2001	<b>Land Value</b>	1,922	1,255	11%	138	<b>Assessed</b>	30,178	2,416.05
Year Frozen	2018	<b>Improvements</b>	418,132	273,091		30,040	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-80.00
TIF Project ID	0	<b>Total Value</b>	420,054	274,346		30,178	<b>Total Taxable</b>	29,178	2,336.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660063176	KANIPE, MARK W & ANITA M			2	342,949	1000	29,177	2,336.00
2024	2024-660063176	KANIPE, MARK W & ANITA M			2	326,239	1000	29,178	2,346.00
2023	2023-660063176	KANIPE, MARK W & ANITA M			2	301,950	1000	29,178	2,350.00
2022	2022-660063176	KANIPE, MARK W & ANITA M			2	307,204	1000	29,178	2,367.00
2021	2021-660063176	KANIPE, MARK W & ANITA M			2	294,062	1000	29,178	2,338.00
2020	2020-660063176	KANIPE, MARK W & ANITA M			2	288,540	1000	29,178	2,357.00
2019	2019-660063176	KANIPE, MARK W & ANITA M			2	274,346	1000	29,178	2,411.00
2018	2018-660063176	KANIPE, MARK W & ANITA M			2	284,405	1000	30,284	2,528.00
2017	2017-660063176	KANIPE, MARK W & ANITA M			2	334,395	1000	35,783	3,011.00
2016	2016-660063176	KANIPE, MARK W & ANITA M			2	327,784	1000	35,056	2,983.00
2015	2015-660063176	KANIPE, MARK W & ANITA M			2	318,834	1000	34,072	2,956.00
2014	2014-660063176	KANIPE, MARK W & ANITA M			2	322,031	1000	33,685	3,025.00
2013	2013-660063176	KANIPE, MARK W & ANITA M			2	262,098	1000	27,831	2,344.00



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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
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	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,317 / 2,317
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,317
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	666 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2001 / 19

Cost Approach		Manual : 01/2025	
Base Cost	109.75	Total Misc Impr	+ 9,832
Roofing Adj	+ 5.22	Garage Cost	+ 31,415
Subfloor Adj	+ -3.40	Total RCN	= 355,618
Heat/Cool Adj	+ 14.47	Depreciation ( 22%)	- 78,236
Plumbing Adj	+ 9.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 277,382
Adj Base Cost	= 135.68	Lot Value	+ 277,382
Total Area	x 2,317	Indicated Value	= 277,382
Adjusted Cost	= 314,371	Value Per SqFt	119.72

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	

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	277,382
Lot Value	
Indicated Value	277,382
Agland Value	1,922
Site Improvements	140,750
Total Value	420,054

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	80921	180		180	28.88		5,198
PRCH	SLAB PORCH - COVERED	80922	16x10		160	28.96		4,634



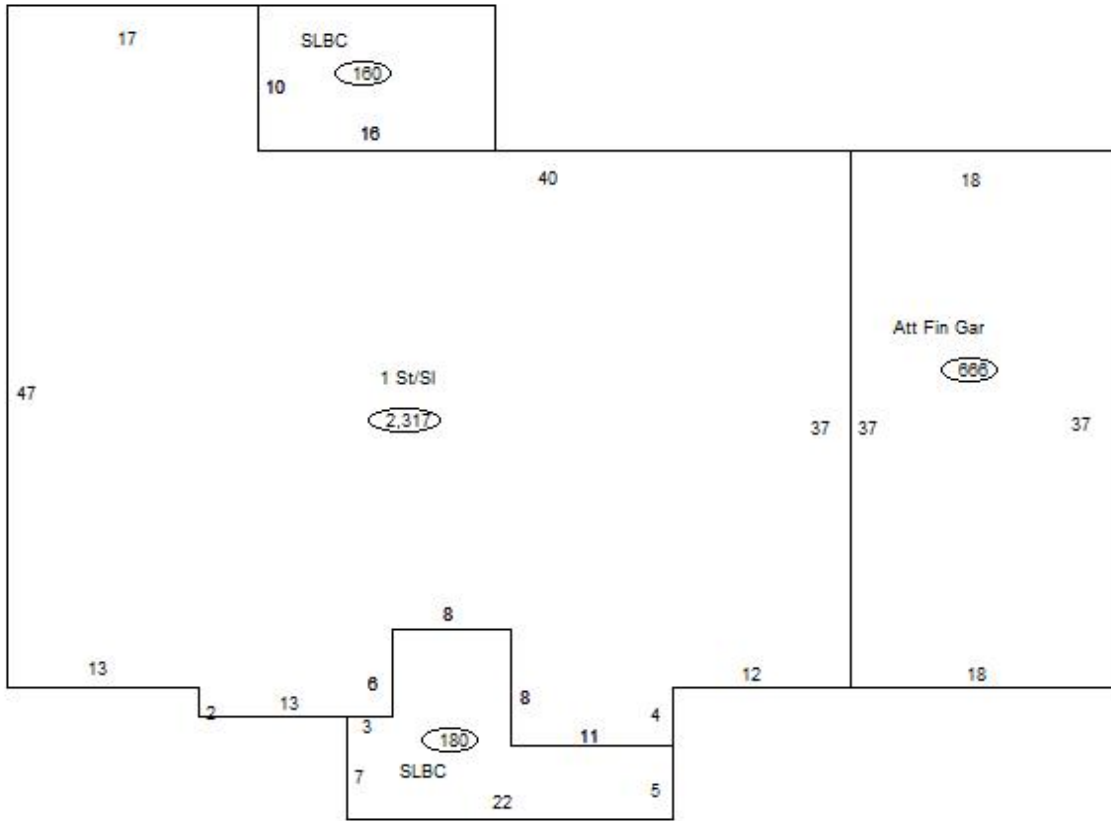
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Sketch Image

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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	2,317	1.000	2,317
2	G	5		13	Att Fin Gar	666	1.000	666
3	M	PRCH		13	SLBC	180	1.000	180
4	M	PRCH		13	SLBC	160	1.000	160
<b>Total Building Area</b>						2,317		2,317



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	70x40x10	Dirt	Formed Metal	2,800
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.45 x 2,800)		46,060	46,060	6,909	39,151
	UTIL	Utility Building	60x40x16	Concrete	Formed Metal	2,400
	Qual	4	Cond 3	Year 2013	Eff Age 10	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (34.26 x 2,400)		82,224	82,224	16,445	65,779
	BNGP	Barn - General Purpose	40x60x14	Dirt	Formed Metal	2,400
	Qual	3	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 (19.90 x 2,400)		47,760	47,760	11,940	35,820



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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			3.680	143	143	526	526
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			4.550	224	224	1,019	1,019
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			1.770	213	213	377	377
<b>IMP PST Totals</b>						10.000			1,922	1,922
<b>Total Agland</b>						10.000			1,922	1,922