




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 660064823 Parcel ID 20N16E-23-2-00000-000-0000 Cadastral ID 23-20-16-00270 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 349199 HIGGINS, ANTHONY 28255 S 4170 RD INOLA OK 74036-0000 Parcel Location Situs 28255 S 4170 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 23 / 20 / 16 / 2 Neighborhood 2016 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1221\IMG_0038. 12/22/2021</p>														
Legal Description Lat/Long: 36.20326822 -95.58189540																			
SW NW NW					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	AKEN, ANDREW J	01/14/2026	470,000	YES										
H	Homestead	No	1,000		2579/564	JONES, JEREMY L & KAYLA B	08/31/2016	300,000	YES										
H	Homestead	No	1,000		2330/928	PENNYCUICK, RICHARD H &	05/30/2013	265,000	YES										
					1176/728	HUBBARD, CHARLEY &	06/10/1999	187,500	Yes										
					1039/45	HANNEMAN, RICHARD L & TAMRA S	09/18/1996	25,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax										
Remove Cap	2027		Land Value	161,296	101,297	11%	11,143	Assessed	41,475										
Year Frozen	0		Improvements	313,087	275,749		30,332	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000										
TIF Project ID	0		Total Value	474,383	377,046		41,475	Total Taxable	40,475										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660064823	AKEN, ANDREW J			2	463,225	1000	39,267	3,144.00										
2024	2024-660064823	AKEN, ANDREW J			2	481,696	1000	38,094	3,063.00										
2023	2023-660064823	AKEN, ANDREW J			2	376,908	1000	36,956	2,976.00										
2022	2022-660064823	AKEN, ANDREW J			2	356,367	1000	35,850	2,908.00										
2021	2021-660064823	AKEN, ANDREW J			2	334,197	1000	34,777	2,787.00										
2020	2020-660064823	AKEN, ANDREW J			2	329,480	1000	33,735	2,725.00										
2019	2019-660064823	AKEN, ANDREW J			2	306,575	1000	32,723	2,704.00										
2018	2018-660064823	AKEN, ANDREW J			2	303,164	1000	32,349	2,700.00										
2017	2017-660064823	AKEN, ANDREW J			2	301,478	1000	32,163	2,706.00										
2016	2016-660064823	AKEN, ANDREW J			2	215,257	1000	22,678	1,929.00										
2015	2015-660064823	JONES, JEREMY L & KAYLA B			2	209,408	1000	22,035	1,912.00										
2014	2014-660064823	JONES, JEREMY L & KAYLA B			2	211,553	1000	22,271	2,000.00										
2013	2013-660064823	JONES, JEREMY L & KAYLA B			2	198,180	1000	20,310	1,711.00										



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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	9.9495	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	433,401.00 x .37 = 161,296	
Factor Value		
Adjustments	1.0000	
Lot Value	161,296	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	2,302 / 2,302
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,302
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Finished 2 Stalls
Remodel	RMA -
Year/Eff Age	1997 / 15

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	312,906	135.93	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	103.73	Total Misc Impr	+ 21,952
Roofing Adj	+ 5.22	Garage Cost	+ 26,938
Subfloor Adj	+ -3.40	Total RCN	= 347,551
Heat/Cool Adj	+ 14.47	Depreciation (16%)	- 55,608
Plumbing Adj	+ 9.72	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 291,943
Adj Base Cost	= 129.74	Lot Value	+ 161,296
Total Area	x 2,302	Indicated Value	= 453,239
Adjusted Cost	= 298,661	Value Per SqFt	196.89

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	291,943		
Lot Value	161,296		
Indicated Value	453,239	196.89	Per SqFt
Agland Value			
Site Improvements	21,144		
Total Value	474,383	206.07	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	81511	23x4		92	29.23		2,689
PRCH	SLAB PORCH - COVERED	81512	308		308	28.45		8,763
PATO	SLAB PORCH - OPEN	81513	30x14		420	9.69		4,070



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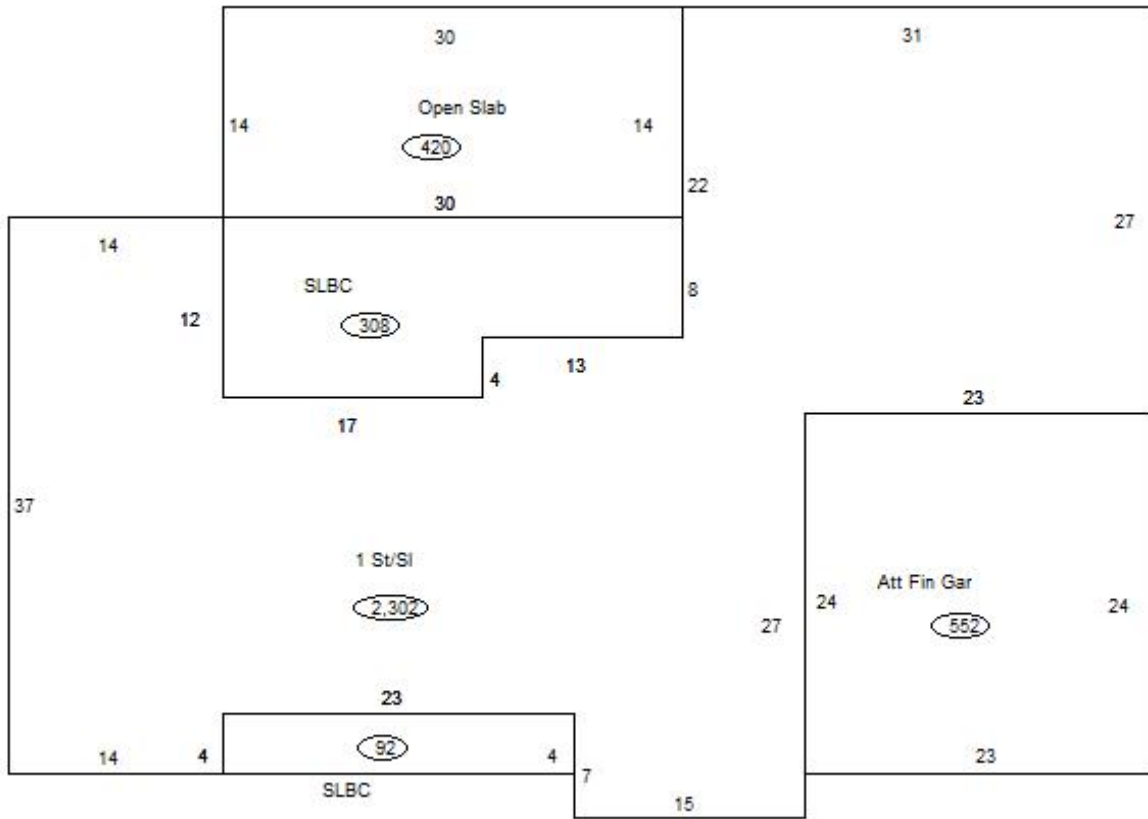
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Sketch Image

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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	1 St/SI	2,302	1.000	2,302
2	G	5		13	Att Fin Gar	552	1.000	552
3	M	PRCH		13	SLBC	92	1.000	92
4	M	PRCH		13	SLBC	308	1.000	308
5	M	PATO		13	Open Slab	420	1.000	420
Total Building Area						2,302		2,302



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LNT0	LEAN-TO	36x10x10	Dirt	Formed Metal	360	
	Qual	3	Cond 3	Year 2022	Eff Age 3		
	Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)		RCNLD
	Base Cost (9.02 x 360)		3,247		3,247	617	2,630
	SHDS	Shed - Small	18x12x8	Concrete	Composition Shingle	216	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)		RCNLD
	Base Cost (22.04 x 216)		4,761		4,761	2,190	2,571
	LNT0	Lean To - Attached	18x8x8	Dirt	Composition Shingle	144	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)		RCNLD
	Base Cost (9.97 x 144)		1,436		1,436	747	689
	UTIL	Utility Building	40x25x8	Concrete	Composition Shingle	1,000	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
	Base Cost (29.91 x 1,000)		29,910		29,910	14,656	15,254