



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 660068050 Parcel ID 19N17E-31-2-00000-000-0000 Cadastral ID 31-19-17-00820 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 2 - INOLA RURAL Name ID 266895 MANN, DAVID L 16080 E 640 RD INOLA OK 74036-0000 Parcel Location Situs 16080 E 640 RD Subdivision Lot/Block / Parcel Size 40.18 - Acres Sec/Twn/Rng 31 / 19 / 17 / 2 Neighborhood 1917 - UNPLATTED School District S005 - INOLA SCHOOLS					<p>\\\\tsclient\C\Users\Randy Necessary\Pictures\101_0827\IMG_0048. 9/2/2021</p>														
Legal Description Lat/Long: 36.08803777 -95.54492141																			
LOT 1 & NE NW LESS E 1304.5' THEREOF					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 colspan="5" style="height: 100px;"> </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	1071/204	JOHNSON, JACK C & EUNICE IRENE	06/17/1997	32,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax										
Remove Cap	1998	Land Value	8,955	8,955	11%	985	Assessed	6,565	525.59										
Year Frozen	0	Improvements	44,151	23,613		2,597	Penalty	0											
Uncapped Value	0	Mobile Home	43,482	27,114		2,983	Exemption	1,000	-80.00										
TIF Project ID	0	Total Value	96,588	59,682		6,565	Total Taxable	5,565	446.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660068050	MANN, DAVID L			2	62,713	1000	5,374	430.00										
2024	2024-660068050	MANN, DAVID L			2	56,257	1000	5,189	417.00										
2023	2023-660068050	MANN, DAVID L			2	56,082	1000	5,081	409.00										
2022	2022-660068050	MANN, DAVID L			2	53,672	1000	4,904	398.00										
2021	2021-660068050	MANN, DAVID L			2	56,046	1000	5,166	414.00										
2020	2020-660068050	MANN, DAVID L &			2	55,690	1000	5,069	409.00										
2019	2019-660068050	MANN, DAVID L &			2	53,562	1000	4,892	404.00										
2018	2018-660068050	MANN, DAVID L &			2	56,324	1000	5,196	434.00										
2017	2017-660068050	MANN, DAVID L &			2	56,463	1000	5,023	423.00										
2016	2016-660068050	MANN, DAVID L &			2	53,161	1000	4,848	412.00										
2015	2015-660068050	MANN, DAVID L &			2	54,584	1000	4,879	423.00										
2014	2014-660068050	MANN, DAVID L &			2	54,908	1000	4,708	423.00										
2013	2013-660068050	MANN, DAVID L &			2	50,374	1000	4,541	382.00										




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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image				
Lot Size				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0827\IMG_0048. 9/2/2021</p>				
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
	FLOOD ZONE							
Method	Units-Buildable							
Base Lot Value				GRM Approach				
Factor Value				GRM Code				
Adjustments				Gross Rent	0.00			
Lot Value				Indicated Value				
Residential Data				Multiple Regression				
Type				MRA Code				
Condition	-			Adusted R				
Quality	-			Indicated Value				
Architecture				Direct Comparables				
Style				Selection Model	1 Res			
Exterior Wall				Adjustment Model	A2 AO Test			
Base/Total Area /				Comparables				
Style				Indicated Value				
HVAC				Value Reconciliation				
Roof Cover				Selected Approach	Cost Approach			
Area on Slab				Improvements				
Fixture/RghIn /				Lot Value				
Bed/F/H Bath / /				Indicated Value	0.00 Per SqFt			
Basement Area				Agland Value	8,955			
Garage Type				Site Improvements	42,806			
Remodel				Total Value	51,761 0.00 Total Value Per SqFt			
Year/Eff Age /				Cost Approach				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	28x30x8	Dirt	Formed Metal	840
	Qual 4	Cond 3	Year 2020	Eff Age 5		

Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
Base Cost (7.08 x 840)	5,947		5,947	1,844	4,103

	EQSH	Equipment Shed	40x70x14	Dirt	Formed Metal	2,800
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (18.43 x 2,800)	51,604		51,604	12,901	38,703



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 56 x 28
Condition	3.5 - Average
Quality	3 - Average
Architecture	DWMH Multi-wide MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,568 / 1,568
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 18

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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	55.85	Total Misc Impr	+ 2,035				
Roofing Adj	+ 2.62	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 108,706				
Heat/Cool Adj	+ 2.77	Depreciation (60%)	- 65,224				
Plumbing Adj	+ 6.79	Lump Sums	+ 1,345				
Basement Adj	+ 0.00	RCNLD	= 44,827				
Adj Base Cost	= 68.03	Lot Value	+ 0				
Total Area	x 1,568	Indicated Value	= 44,827				
Adjusted Cost	= 106,671	Value Per SqFt	28.59				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,827		
Lot Value			
Indicated Value	44,827	28.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	44,827	28.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	191090	20x12		240	20.02	72%	1,345
WDBS	Wood Burning Stove			1	1	2,035.09		2,035



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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	14		10	MobH	1,568	1.000	1,568
2	M	WODO		10	WODO	240	1.000	240
Total Building Area						1,568		1,568



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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
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.158	85	85	13	13
TMBR Totals						0.158			13	13
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69			6.130	193	193	1,184	1,184
OS	OSAGE CLAY	IMP PST	58			8.732	162	162	1,418	1,418
VE	VERDIGRIS CLAY LOAM	IMP PST	90			25.160	252	252	6,340	6,340
IMP PST Totals						40.022			8,942	8,942
Total Agland						40.180			8,955	8,955