



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660093604 Parcel ID 20N16E-27-3-00000-000-0000 Cadastral ID 27-20-16-00510 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 326001 GRINDSTAFF, CRYSTAL DAWN 13033 E 580 RD INOLA OK 74036-0000 Parcel Location Situs 13033 E 580 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 27 / 20 / 16 / 3 Neighborhood 2016 - UNPLATTED LAND School District S005 - INOLA SCHOOLS					<p>660093604_002.JPG 11/6/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.17784802 -95.59926931 E2 SW SW SW.																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	5.0082	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	218,159.00 x .40 = 88,113	
Factor Value		
Adjustments	1.0000	
Lot Value	88,113	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,928 / 4,670
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,928
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 4.0 /
Basement Area	
Garage Type	944 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2011 / 9

Cost Approach		Manual : 01/2025	
Base Cost	106.08	Total Misc Impr	+ 37,339
Roofing Adj	+ 4.02	Garage Cost	+ 60,812
Subfloor Adj	+ -2.74	Total RCN	= 729,815
Heat/Cool Adj	+ 18.45	Depreciation (9%)	- 65,683
Plumbing Adj	+ 9.45	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 664,132
Adj Base Cost	= 135.26	Lot Value	+ 88,113
Total Area	x 4,670	Indicated Value	= 752,245
Adjusted Cost	= 631,664	Value Per SqFt	161.08

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	869,963	186.29	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	664,132		
Lot Value	88,113		
Indicated Value	752,245	161.08	Per SqFt
Agland Value			
Site Improvements	148,428		
Total Value	900,673	192.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	8,198.48		16,397
PRCH	SLAB PORCH - COVERED	112615	19x18		342	35.78		12,237
PRCH	SLAB PORCH - COVERED	112616	16x6		96	37.00		3,552
PRCH	SLAB PORCH - COVERED	112617	15x6		90	37.02		3,332
PRCH	Porch	180261		49	49	37.17		1,821



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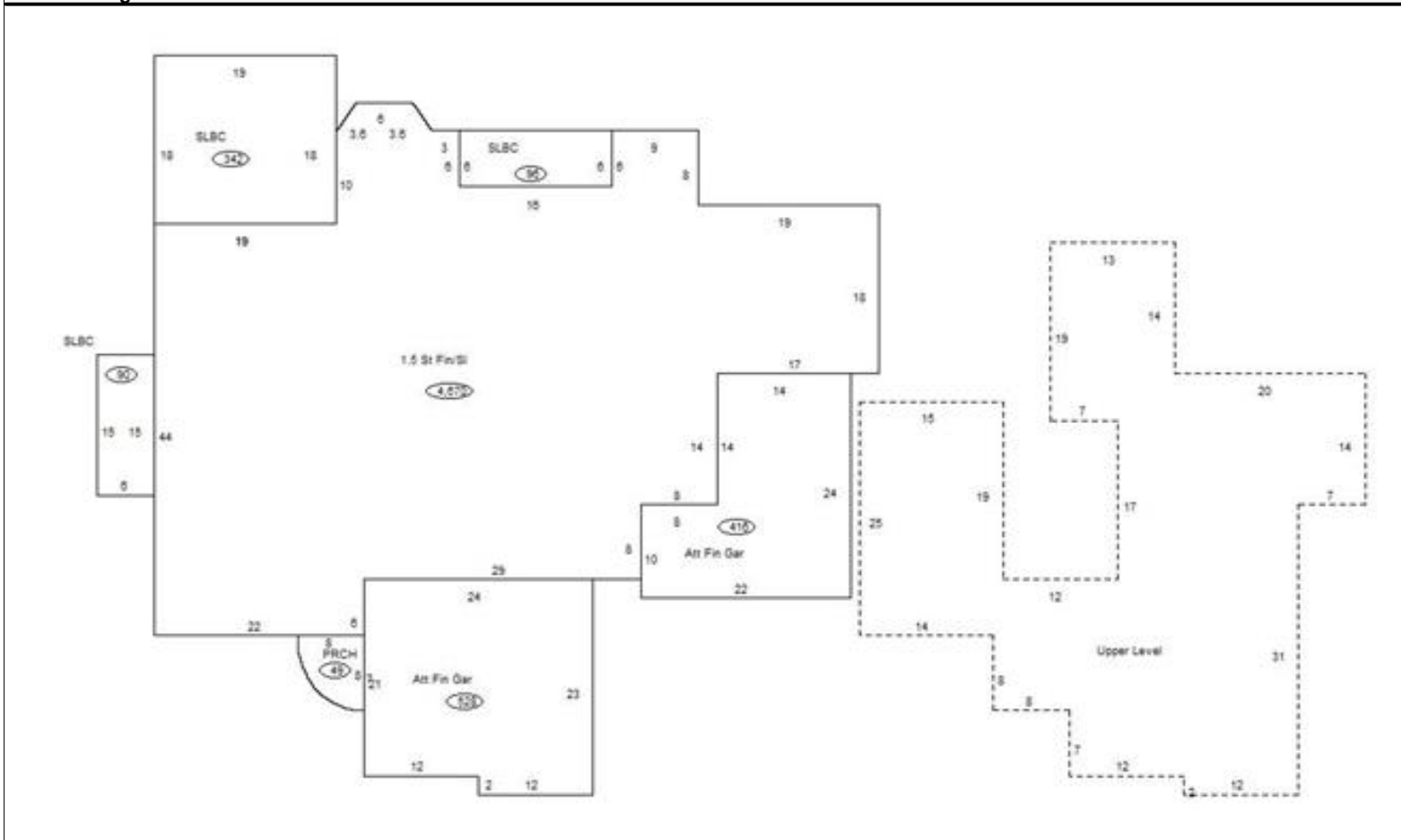
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Sketch Image

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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	2,928	1.595	4,670
2	G	5		13	Att Fin Gar	416	1.000	416
3	G	5		13	Att Fin Gar	528	1.000	528
4	M	PRCH		13	SLBC	342	1.000	342
5	M	PRCH		13	SLBC	96	1.000	96
6	M	PRCH		13	SLBC	90	1.000	90
7	U	^UL	Overhang	13	Upper Level	1,742	1.000	1,742
8	M	PRCH		13	PRCH	49	1.000	49
Total Building Area						2,928		4,670



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	0x0x0	Concrete		770
	Qual 4	Cond 4	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (53.67 x 770)		41,326		41,326	2,066	39,260
	PATC	Patio - Covered	14x16x8	Concrete	Composition Shingle	224
	Qual 4	Cond 4	Year 2025	Eff Age 1		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (21.15 x 224)		4,738		4,738	237	4,501
	SHDS	Shed - Small	10x12x8	Plank	Composition Shingle	120
	Qual 3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (25.97 x 120)		3,116		3,116	312	2,804
	UTIL	Utility Building	80x50x8	Concrete	Formed Metal	4,000
	Qual 4	Cond 4	Year 2018	Eff Age 5		
Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)		RCNLD
Base Cost (26.79 x 4,000)		107,160		107,160	9,644	97,516
	LNT0	LEAN TO - ATTACHED	20x50x10	Dirt	Formed Metal	1,000
	Qual 3	Cond 3	Year 2018	Eff Age 6		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (6.90 x 1,000)		6,900		6,900	2,553	4,347