



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	660096136				<p>660096136_001.JPG 12/11/2025</p>				
Parcel ID	20N17E-30-1-00000-000-0001								
Cadastral ID	30-20-17-02040								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	293298								
UPTON, RUSSELL CRAIG & LISA JEAN									
16657 E 576 RD INOLA OK 74036-0000									
Parcel Location									
Situs	16657 E 576 RD								
Subdivision									
Lot/Block	/	Parcel Size	20 - Acres						
Sec/Twn/Rng	30 / 20 / 17 / 1								
Neighborhood	2017 - UNPLATTED LAND								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.18607547 -95.53737630									
Building Permits									
W2 SW NE.									
Number	Description	Opened	Closed	Amount					
R19	R21- 911 ADDRESS ASSIGNED	07/2018	06/2020						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2353/150	UPTON, FREDERICK C	09/03/2013		0 4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2002	Land Value	3,259	3,259	11%	358	Assessed	29,885	2,392.59
Year Frozen	0	Improvements	345,567	268,430		29,527	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	348,826	271,689		29,885	Total Taxable	29,885	2,393.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096136	UPTON, RUSSELL CRAIG &	2	276,192	0	29,015	2,323.00		
2024	2024-660096136	UPTON, RUSSELL CRAIG &	2	291,406	0	28,170	2,265.00		
2023	2023-660096136	UPTON, RUSSELL CRAIG &	2	289,608	0	27,349	2,203.00		
2022	2022-660096136	UPTON, RUSSELL CRAIG &	2	292,530	0	26,553	2,154.00		
2021	2021-660096136	UPTON, RUSSELL CRAIG &	2	234,453	0	25,780	2,066.00		
2020	2020-660096136	UPTON, RUSSELL CRAIG &	2	161,353	0	17,688	1,429.00		
2019	2019-660096136	UPTON, RUSSELL CRAIG &	2	3,259	0	289	24.00		
2018	2018-660096136	UPTON, RUSSELL CRAIG &	2	3,260	0	281	23.00		
2017	2017-660096136	UPTON, RUSSELL CRAIG	2	3,259	0	273	23.00		
2016	2016-660096136	UPTON, RUSSELL CRAIG	2	3,259	0	265	23.00		
2015	2015-660096136	UPTON, RUSSELL CRAIG	2	3,259	0	257	22.00		
2014	2014-660096136	UPTON, RUSSELL CRAIG	2	3,260	0	250	22.00		
2013	2013-660096136	UPTON, RUSSELL CRAIG	2	2,205	0	243	20.00		



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Lot Data	Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Frame, Siding, Me
Base/Total Area	2,652 / 2,652
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,652
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	638 Attached Garage - Finished
Remodel	
Year/Eff Age	2019 / 5

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	87.92	Total Misc Impr	+	22,757			
Roofing Adj	+ 4.06	Garage Cost	+	20,875			
Subfloor Adj	+ -1.06	Total RCN	=	329,252			
Heat/Cool Adj	+ 11.47	Depreciation (5%)	-	16,463			
Plumbing Adj	+ 5.31	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	312,789			
Adj Base Cost	= 107.70	Lot Value	+				
Total Area	x 2,652	Indicated Value	=	312,789			
Adjusted Cost	= 285,620	Value Per SqFt		117.94			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	312,789		
Lot Value			
Indicated Value	312,789	117.94	Per SqFt
Agland Value	3,259		
Site Improvements	32,778		
Total Value	348,826	131.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	142238	372		372	23.11		8,597
PRCH	SLAB PORCH - COVERED	142239	10x8		80	24.02		1,922
PRCH	SLAB PORCH - COVERED	142240	24x15		360	23.13		8,327
PRCH	SLAB PORCH - COVERED	142241	15x11		165	23.70		3,911



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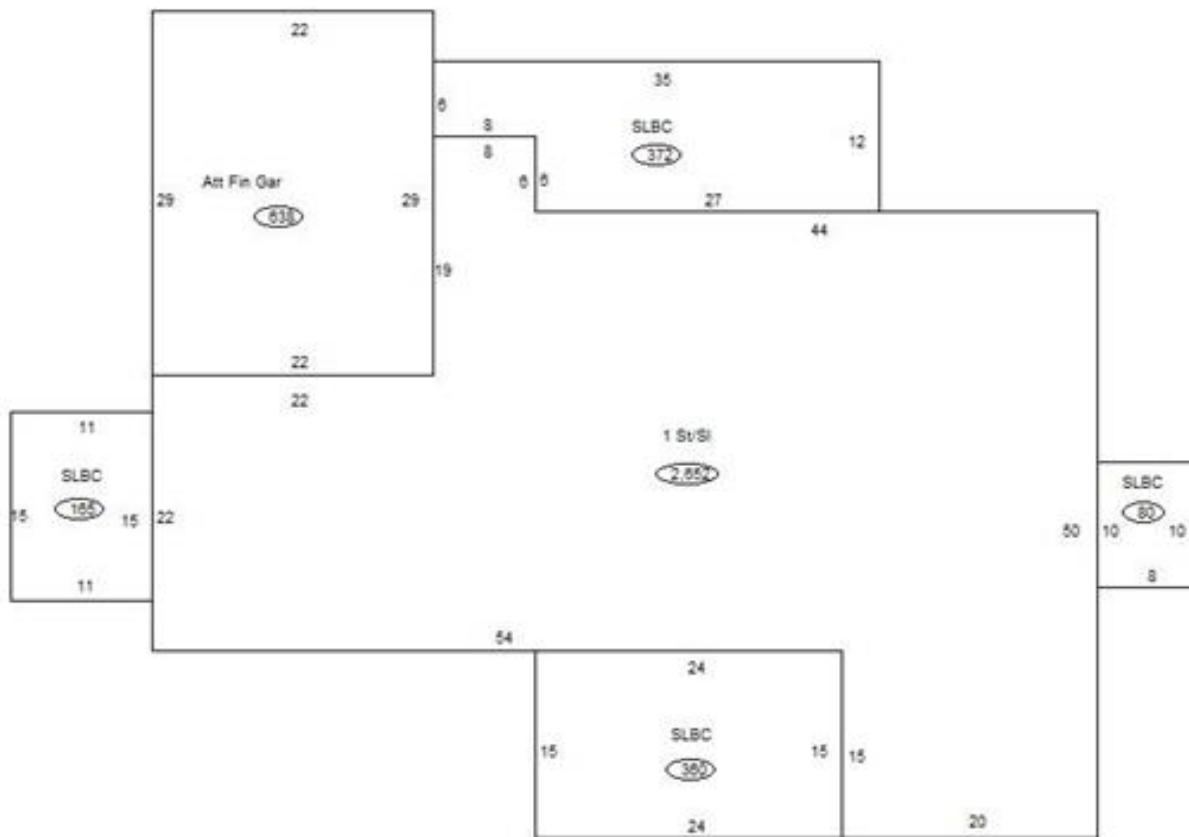
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Sketch Image

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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	2,652	1.000	2,652
2	G	5		13	Att Fin Gar	638	1.000	638
3	M	PRCH		13	SLBC	372	1.000	372
4	M	PRCH		13	SLBC	80	1.000	80
5	M	PRCH		13	SLBC	360	1.000	360
6	M	PRCH		13	SLBC	165	1.000	165
Total Building Area						2,652		2,652



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x50x10	Dirt	Formed Metal	1,500
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
	Base Cost (21.08 x 1,500)		31,620		31,620	2,846
	LNT0	Lean To - Attached	8x50x10	Dirt	Formed Metal	400
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (9.14 x 400)		3,656		3,656	1,133
	LOAF	LOAFING SHED	12x36x8	Dirt	Formed Metal	432
	Qual	3	Cond 2	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 432)		2,946		2,946	2,062
	SHDS	Shed - Small	8x10x8	Plank	Composition Shingle	80
	Qual	2	Cond 2	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (24.87 x 80)		1,990		1,990	1,393



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			16.000	168	168	2,688	2,688
IMP PST Totals						20.000			3,259	3,259
Total Agland						20.000			3,259	3,259