



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	660096702				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0527\IMG_0064. 6/3/2021</p>				
Parcel ID	19N17E-03-4-00000-000-0002								
Cadastral ID	03-19-17-00310								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	330863								
HARRINGTON, THOMAS R									
19800 E 595 RD									
INOLA OK 74036-0000									
Parcel Location									
Situs	19800 E 595 RD								
Subdivision									
Lot/Block	/	Parcel Size	5 - Acres						
Sec/Twn/Rng	3 / 19 / 17 / 4								
Neighborhood	1917 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description									
Lat/Long: 36.15422168 -95.47973507									
W 330' N 660' NE SE.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R16	R16-POSS NEW CONSTRUCTION	01/2015	01/2016						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HOBBS, EVAN EDWARD &	05/26/2020	310,000	YES					
2403/574	HOBBS, DOUGLAS E &	05/27/2014	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2021	Land Value	45,153	45,153	11%	4,967	Assessed	40,928 3,276.70	
Year Frozen	0	Improvements	367,494	326,914		35,961	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -80.00	
TIF Project ID	0	Total Value	412,647	372,067		40,928	Total Taxable	39,928 3,197.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096702	HARRINGTON, THOMAS R	2	367,962	1000	38,736	3,101.00		
2024	2024-660096702	HARRINGTON, THOMAS R	2	385,698	0	38,579	3,102.00		
2023	2023-660096702	HARRINGTON, THOMAS R	2	356,627	0	36,741	2,959.00		
2022	2022-660096702	HARRINGTON, THOMAS R	2	349,677	0	34,992	2,838.00		
2021	2021-660096702	HARRINGTON, THOMAS R	2	302,958	0	33,325	2,670.00		
2020	2020-660096702	HARRINGTON, THOMAS R	2	270,749	1000	27,918	2,255.00		
2019	2019-660096702	HOBBS, EVAN EDWARD &	2	255,230	1000	27,075	2,237.00		
2018	2018-660096702	HOBBS, EVAN EDWARD &	2	262,534	1000	27,879	2,327.00		
2017	2017-660096702	HOBBS, EVAN EDWARD &	2	260,047	1000	27,517	2,315.00		
2016	2016-660096702	HOBBS, EVAN EDWARD &	2	252,332	1000	26,687	2,271.00		
2015	2015-660096702	HOBBS, EVAN EDWARD &	2	1,653	0	108	9.00		
2014	2014-660096702	HOBBS, EVAN EDWARD &	2	958	0	105	9.00		



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Lot Data	Square-Foot - NBHD 1917 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 5.0005 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Square-Foot Base Lot Value 217,823.00 x .35 = 76,233 Factor Value Adjustments 0.5923 Lot Value 45,153		
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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	2,508 / 2,508
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,508
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	774 Attached Garage - Finished
Remodel	
Year/Eff Age	2015 / 8



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	355,934	141.92	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	108.65	Total Misc Impr	+	21,611			
Roofing Adj	+ 5.16	Garage Cost	+	36,099			
Subfloor Adj	+ -3.38	Total RCN	=	399,450			
Heat/Cool Adj	+ 14.47	Depreciation (8%)	-	31,956			
Plumbing Adj	+ 11.36	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	367,494			
Adj Base Cost	= 136.26	Lot Value	+	45,153			
Total Area	x 2,508	Indicated Value	=	412,647			
Adjusted Cost	= 341,740	Value Per SqFt		164.53			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	367,494		
Lot Value	45,153		
Indicated Value	412,647	164.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	412,647	164.53	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	125774	31x6		186	28.86	5,368
PRCH	SLAB PORCH - COVERED	125775	366		366	28.26	10,343
PRCH	SLAB PORCH - COVERED	125776	205		205	28.78	5,900

