



# 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	660097826								
Parcel ID	20N17E-30-2-00000-000-0001								
Cadastral ID	30-20-17-01610								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	280380								
STANLEY, RICKEY JASON & MELISSA LOUISE									
CO-TRUSTEES									
STANLEY FAMILY TRUST									
PO BOX 173									
INOLA OK 74036-0000									
Parcel Location					660097826_001.JPG 12/11/2025				
Situs	16444 E 570 RD								
Subdivision									
Lot/Block	/	Parcel Size	13.26 - Acres						
Sec/Twn/Rng	30 / 20 / 17 / 2								
Neighborhood	2017 - UNPLATTED LAND								
School District	S005 - INOLA SCHOOLS								
Legal Description					Building Permits				
Lat/Long: 36.18971492 -95.53927032					NE NW LESS W 882.31' THEREOF.				
					Number	Description	Opened	Closed	Amount
					R19	R23- NEW SFR	03/2018	10/2022	
					R17	R17-SPLIT	09/2015	12/2016	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2453/125	WEST, THOMAS F &	02/02/2015	280,000	WG
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax
Remove Cap	2016	Land Value	2,153	2,153	11%	237	Assessed	99,723	7,983.82
Year Frozen	0	Improvements	1,017,445	904,422		99,486	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00
TIF Project ID	0	Total Value	1,019,598	906,575		99,723	Total Taxable	98,723	7,904.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660097826	STANLEY, RICKEY JASON & MELISSA LOUISE			2	880,170	1000	95,818	7,671.00
2024	2024-660097826	STANLEY, RICKEY JASON & MELISSA LOUISE			2	928,948	1000	101,184	8,136.00
2023	2023-660097826	STANLEY, RICKEY J &			2	930,590	1000	101,077	8,141.00
2022	2022-660097826	STANLEY, RICKEY J &			2	49,439	0	4,492	364.00
2021	2021-660097826	STANLEY, RICKEY J &			2	31,294	0	3,443	276.00
2020	2020-660097826	STANLEY, RICKEY J &			2	31,272	0	3,440	278.00
2019	2019-660097826	STANLEY, RICKEY J &			2	31,210	0	3,433	284.00
2018	2018-660097826	STANLEY, RICKEY J &			2	31,272	0	244	20.00
2017	2017-660097826	STANLEY, RICKEY J &			2	2,153	0	237	20.00
2016	2016-660097826	STANLEY, RICKEY J &			2	4,575	0	503	43.00
2015	2015-660097826	STANLEY, RICKEY J &			2	4,656	0	512	44.00



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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	4 - Good
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Stone 40% Frame, Stucco
Base/Total Area	4,088 / 5,720
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	4,088
Fixture/RghIn	/
Bed/F/H Bath	4 / 6.0 / 1.0
Basement Area	
Garage Type	1,307 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adjusted R
Indicated Value

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

Cost Approach				Manual : 01/2025			
Base Cost	105.55	Total Misc Impr	+ 77,079				
Roofing Adj	+ 4.41	Garage Cost	+ 84,197				
Subfloor Adj	+ -3.02	Total RCN	= 922,665				
Heat/Cool Adj	+ 18.45	Depreciation ( 2%)	- 18,453				
Plumbing Adj	+ 7.72	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 904,212				
Adj Base Cost	= 133.11	Lot Value	+ 904,212				
Total Area	x 5,720	Indicated Value	= 904,212				
Adjusted Cost	= 761,389	Value Per SqFt	158.08				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	904,212		
Lot Value			
Indicated Value	904,212	158.08	Per SqFt
Agland Value	2,153		
Site Improvements	113,233		
Total Value	1,019,598	178.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2018	1	0.00	
PRCH	Slab Porch - Covered	155543	625			625	34.79	21,744
BALS	Balcony - Steel/Concrete	155545	20x16			320	60.84	19,469
BALS	Balcony - Steel/Concrete	155546	20x16			320	60.84	19,469
FPR1	Fireplace - Residential 1 Story			2		2	8,198.48	16,397
SHLT	UG			1	2023	1	0.00	
SHLT	AG GARAGE			1	2023	1	0.00	



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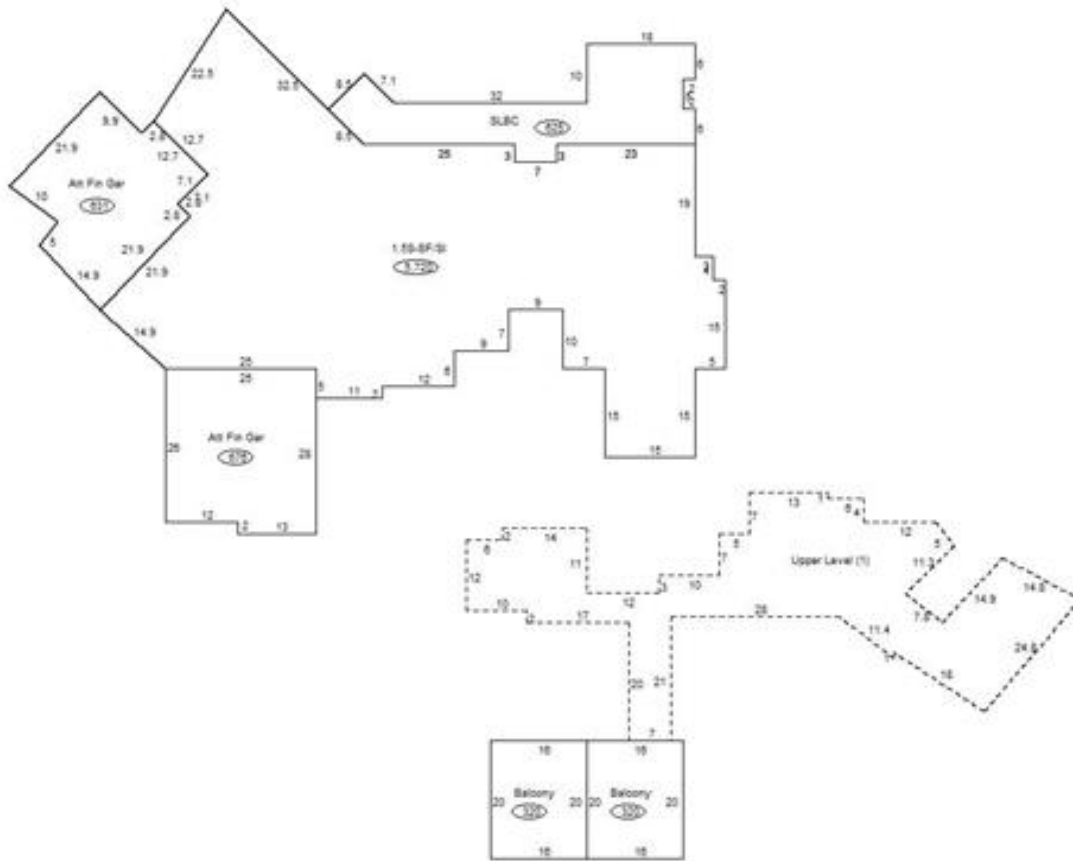
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/Sl	4,088	1.399	5,720
2	G	5		20	Att Fin Gar	631	1.000	631
3	G	5		20	Att Fin Gar	676	1.000	676
4	M	PRCH		20	SLBC	625	1.000	625
5	U	^UL		20	Upper Level (1)	1,632	1.000	1,632
6	M	BALS		20	Balcony	320	1.000	320
7	M	BALS		20	Balcony	320	1.000	320
<b>Total Building Area</b>						<b>4,088</b>		<b>5,720</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground GUNITE	24x30x0	Concrete		720
	Qual	5	Cond 5	Year 2025	Eff Age 0	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (57.19 x 720)	41,177		41,177	41,177
	SHDS	Shed - Small	20x10x8	Plank	Composition Shingle	200
	Qual	4	Cond 4	Year 2022	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25.43 x 200)	5,086	5,086	509	4,577
	WODC	Wood Deck - Covered (ATT/PFS)	16x4x8	Plank	Composition Shingle	40
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (50.06 x 40)	2,002	2,002	300	1,702
	UTIL	Utility Building	60x40x12	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (28.05 x 2,400)	67,320	67,320	10,098	57,222
	LNT0	LEAN TO - ATTACHED	60x12x12	Concrete	Formed Metal	720
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (43% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (13.46 x 720)	9,691	9,691	4,167	5,524
	LOAF	LOAFING SHED	20x12x8	Dirt	Formed Metal	240
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.82 x 240)	1,637	1,637	606	1,031
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual	0	Cond	Year 0	Eff Age 0	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>
		Base Cost (6.25 x 320)	2,000	2,000		2,000



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			8.180	144	144	1,178	1,178
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			5.080	192	192	975	975
<b>NTV PST Totals</b>						13.260			2,153	2,153
<b>Total Agland</b>						13.260			2,153	2,153