




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	660100287				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1101\IMG_0027. 11/1/2021</p>				
Parcel ID	19N16E-36-1-00000-000-0002								
Cadastral ID	36-19-16-00120								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	321530								
GIDEON, JOHN W & MEGAN L									
15922 E 640 RD									
INOLA OK 74036-0000									
Parcel Location									
Situs	15922 E 640 RD								
Subdivision									
Lot/Block	/	Parcel Size	4.9 - Acres						
Sec/Twn/Rng	36 / 19 / 16 / 1								
Neighborhood	1916 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description					Building Permits				
TR DESC ON 2643-865 AS W 168.22' E2 W2 NE NE LESS E 65' W 115 22' N 134' E2 W2 E2 NE					Lat/Long: 36.08798823 -95.55024934				
					Number	Description	Opened	Closed	Amount
					R22 009	R23- NEW DTCH ACC BLDG	01/2022	10/2022	125,000
					R2017 07 2	R19-NEW 2400 SQ FT SFR	07/2017	03/2018	160,000
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2631/286	GIDEON, RONALD W &	05/03/2017	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	0	Land Value	947	947	11%	Assessed	28,384	2,272.42	
Year Frozen		Improvements	306,391	257,090		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-80.00	
TIF Project ID	0	Total Value	307,338	258,037		Total Taxable	27,384	2,192.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660100287	GIDEON, JOHN W & MEGAN L	2	266,484	1000	26,557	2,126.00		
2024	2024-660100287	GIDEON, JOHN W & MEGAN L	2	279,962	1000	25,755	2,071.00		
2023	2023-660100287	GIDEON, JOHN W & MEGAN L	2	254,520	1000	24,975	2,011.00		
2022	2022-660100287	GIDEON, JOHN W & MEGAN L	2	203,464	1000	18,545	1,504.00		
2021	2021-660100287	GIDEON, JOHN W & MEGAN L	2	174,066	1000	17,976	1,440.00		
2020	2020-660100287	GIDEON, JOHN W & MEGAN L	2	172,534	1000	17,424	1,408.00		
2019	2019-660100287	GIDEON, JOHN W & MEGAN L	2	162,610	1000	16,887	1,395.00		
2018	2018-660100287	GIDEON, JOHN W & MEGAN L	2	2,860	315		.00		
2017	2017-660100287	GIDEON, JOHN W & MEGAN L	2	946	0	104	9.00		




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Lot Data	Units-Buildable - UNPLATTED (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		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1101\IMG_0027. 11/1/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	70% Frame, Siding, Metal 30% Veneer, Masonry
Base/Total Area	1,800 / 1,800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,800
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 11.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

Cost Approach		Manual : 01/2025	
Base Cost	97.02	Total Misc Impr	+ 9,695
Roofing Adj	+ 5.25	Garage Cost	+ 17,775
Subfloor Adj	+ -2.19	Total RCN	= 245,864
Heat/Cool Adj	+ 12.64	Depreciation (6%)	- 14,752
Plumbing Adj	+ 8.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 231,112
Adj Base Cost	= 121.33	Lot Value	+ 231,112
Total Area	x 1,800	Indicated Value	= 231,112
Adjusted Cost	= 218,394	Value Per SqFt	128.40

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	231,112		
Lot Value			
Indicated Value	231,112	128.40	Per SqFt
Agland Value	947		
Site Improvements	75,279		
Total Value	307,338	170.74	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	138364	16x10		160	26.43		4,229
PRCH	SLAB PORCH - COVERED	138365	26x8		208	26.28		5,466



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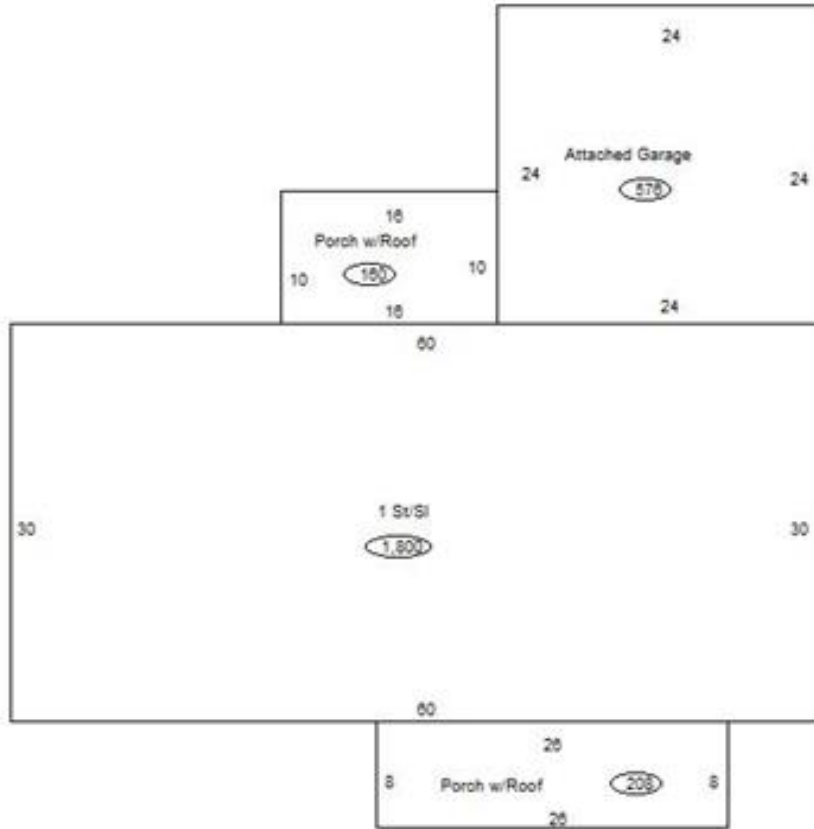
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Sketch Image

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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	1,800	1.000	1,800
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	160	1.000	160
4	M	PRCH		13	SLBC	208	1.000	208
Total Building Area						1,800		1,800



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
UTIL	Utility Building		20x44x0	Concrete	Formed Metal	880	
Qual	5	Cond 3	Year 2022	Eff Age 3			
		Interior Finish (Residential)	Finished Area	Fixture Count		29,753	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (40.94 x 880)	36,027	29,753	65,780	3,289	62,491
PRCH	Porch		8x44x8	Concrete	Formed Metal	352	
Qual	5	Cond 3	Year 2022	Eff Age 3			
		Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
		Base Cost (35.75 x 352)	12,584	12,584	1,888	10,696	
LOAF	Loafing Shed		12x36x10	Dirt	Formed Metal	432	
Qual	3	Cond 3	Year 2017	Eff Age 7			
		Valuation Summary	Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD	
		Base Cost (7.12 x 432)	3,076	3,076	984	2,092	



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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
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69			4.900	193	193	947	947
IMP PST Totals						4.900			947	947
Total Agland						4.900			947	947