



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	660101426								
Parcel ID	20N17E-24-3-00000-000-0001								
Cadastral ID	24-20-17-00410								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	92 - INOLA/TRI-DISTRICT FIRE								
Name ID	344277								
HINES, JAMES W & LINDA K									
TRUSTEES									
J & L LIVING TRUST									
28509 S 4240 RD									
INOLA OK 74036-0000									
Parcel Location									
Situs	28509 S 4240 RD								
Subdivision									
Lot/Block	/	Parcel Size	15.18 - Acres						
Sec/Twn/Rng	24 / 20 / 17 / 3								
Neighborhood	2017 - UNPLATTED LAND								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.19799502 -95.45107319									
Building Permits									
N 590' E 1010' N2 N2 SW AND THE N 40' N2 N2 SW LESS E 1010' THEREOF.									
Number	Description	Opened	Closed	Amount					
R19	R20- SPLIT POSS NEW CONST	04/2018	08/2019						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HINES, JAMES WALTER & LINDA	04/26/2024		WB					
2703/517	FROESE, ALVIN BEN &	04/11/2018	0	4					

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	90.060	Current Tax
Remove Cap	0	Land Value	2,145	1,494	11%	164	Assessed	33,713	3,036.19
Year Frozen	2022	Improvements	437,866	304,988		33,549	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00
TIF Project ID	0	Total Value	440,011	306,482		33,713	Total Taxable	32,713	2,956.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660101426	HINES, JAMES W & LINDA K	92	399,927	1000	32,713	2,956.00	
2024	2024-660101426	HINES, JAMES W & LINDA K	92	371,396	1000	32,714	3,170.00	
2023	2023-660101426	HINES, JAMES WALTER & LINDA	92	355,280	1000	32,713	3,174.00	
2022	2022-660101426	HINES, JAMES WALTER & LINDA	92	348,270	1000	32,713	3,192.00	
2021	2021-660101426	HINES, JAMES WALTER & LINDA	92	297,556	1000	31,731	3,067.00	
2020	2020-660101426	HINES, JAMES WALTER & LINDA	92	291,998	1000	31,120	2,932.00	
2019	2019-660101426	HINES, JAMES WALTER & LINDA	92	2,025	0	223	21.00	
2018	2018-660101426	HINES, JAMES WALTER & LINDA	92	2,025	0	223	22.00	



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,549 / 2,549
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,549
Fixture/RghIn	14 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	735 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2019 / 5

660101426	12/08/25
660101426_001.JPG	12/9/2025

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	94.96	Total Misc Impr	+ 32,203	Roofing Adj	+ 5.30	Garage Cost	+ 27,445
Subfloor Adj	+ -2.15	Total RCN	= 361,475	Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 18,074
Plumbing Adj	+ 7.66	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 343,401
Adj Base Cost	= 118.41	Lot Value	+ 343,401	Total Area	x 2,549	Indicated Value	= 343,401
Adjusted Cost	= 301,827	Value Per SqFt	134.72	Adjusted Cost	= 301,827	Value Per SqFt	134.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	343,401		
Lot Value			
Indicated Value	343,401	134.72	Per SqFt
Agland Value	2,145		
Site Improvements	94,465		
Total Value	783,412	307.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2019	1	0.00		
PRCH	SLAB PORCH - COVERED	142106	60x8		480	25.42		12,202
PRCH	Porch	142108	680		680	25.08		17,054
PATO	Patio - Open	142109	28x12		336	8.77		2,947



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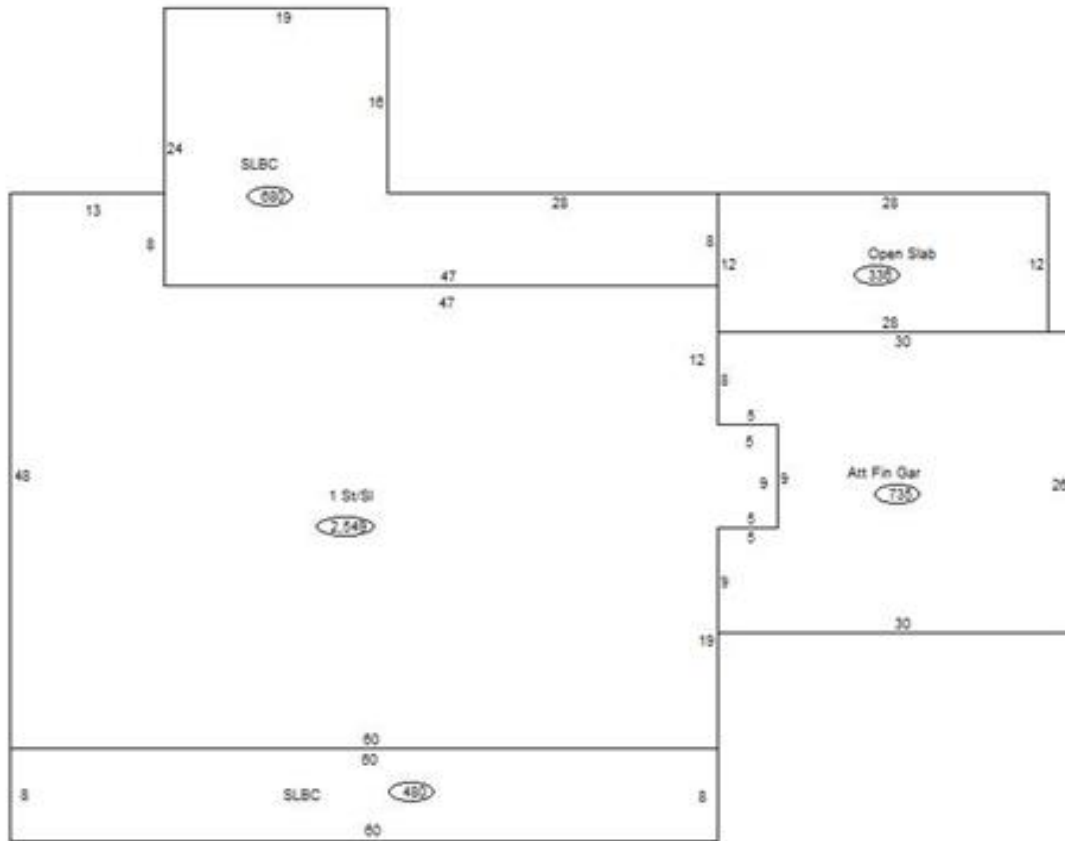
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Sketch Image

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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	2,549	1.000	2,549
2	M	PRCH		13	SLBC	480	1.000	480
3	G	5		13	Att Fin Gar	735	1.000	735
4	M	PRCH		13	SLBC	680	1.000	680
5	M	PATO		13	Open Slab	336	1.000	336
Total Building Area						2,549		2,549



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		665	
	Qual	3	Cond 3	Year	2019	Eff Age 5	
	Valuation Summary		Modifier Total		RCN	Depr (27% Phys/ % Func)	RCNLD
	Base Cost (49.73 x 665)		33,070		33,070	8,929	24,141
	PACN	Paving - Concrete PATIO AROUND POOL	0x0x0	Concrete		1,245	
	Qual	4	Cond 4	Year	2019	Eff Age 3	
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (5.95 x 1,245)		7,408		7,408	1,111	6,297
	UTIL	Utility Building	40x60x14	Concrete	Formed Metal	2,400	
	Qual	3	Cond 3	Year	2019	Eff Age 5	
	Valuation Summary		Modifier Total		RCN	Depr (9% Phys/ % Func)	RCNLD
	Base Cost (27.07 x 2,400)		64,968		64,968	5,847	59,121
	LNT0	Lean To - Attached	15x60x12	Dirt	Formed Metal	900	
	Qual	3	Cond 3	Year	2019	Eff Age 5	
	Valuation Summary		Modifier Total		RCN	Depr (31% Phys/ % Func)	RCNLD
	Base Cost (7.90 x 900)		7,110		7,110	2,204	4,906



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			5.523	54	54	298	298
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			2.345	192	192	450	450
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.281	168	168	47	47
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			7.031	192	192	1,350	1,350
NTV PST Totals						15.180			2,145	2,145
Total Agland						15.180			2,145	2,145