



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:03:59
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Assessment Data				Primary Image					
Account	660103412								
Parcel ID	20N16E-14-2-00000-001-0000								
Cadastral ID	14-20-16-01610								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	329246								
CUMMINS, AARON MIKAL & KAYLEE JO									
PO BOX 1486 INOLA OK 74036-0000									
Parcel Location									
Situs	27085 S 4170 RD								
Subdivision									
Lot/Block	/	Parcel Size	4 - Acres						
Sec/Twn/Rng	14 / 20 / 16 / 2								
Neighborhood	2016 - UNPLATTED LAND								
School District	S005 - INOLA SCHOOLS								
Legal Description	Lat/Long: 36.21833943 -95.58188711			660103412_001.JPG 11/1/2025					
TR DESC AS BEG NW/C SW NW NW; N88.2248E 659.58'; S01.2808E 264'; S88.2248W 659.51'; N01.2909W 264' TO POB.				Building Permits					
				Number	Description	Opened	Closed	Amount	
				R21	R21- SPLIT	12/2019	11/2020		
Exemptions				Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	WEAST, SKIPPER W &	10/04/2019	49,500	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2020	Land Value	73,817	62,942	11%	6,924	Assessed	40,252	3,222.58
Year Frozen		Improvements	334,654	302,980		33,328	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	408,471	365,922		40,252	Total Taxable	40,252	3,223.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103412	CUMMINS, AARON MIKAL & KAYLEE JO	2	390,319	0	38,334	3,069.00		
2024	2024-660103412	CUMMINS, AARON MIKAL & KAYLEE JO	2	399,721	0	36,510	2,936.00		
2023	2023-660103412	CUMMINS, AARON MIKAL & KAYLEE JO	2	350,334	0	34,771	2,800.00		
2022	2022-660103412	CUMMINS, AARON MIKAL & KAYLEE JO	2	333,354	0	33,115	2,686.00		
2021	2021-660103412	CUMMINS, AARON MIKAL & KAYLEE JO	2	286,712	0	31,538	2,527.00		
2020	2020-660103412	CUMMINS, AARON MIKAL & KAYLEE JO	2	48,000	0	5,280	427.00		



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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size	0 0	
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	4.0429	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	176,111.00 x .42 = 73,817	
Factor Value		
Adjustments	1.0000	
Lot Value	73,817	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,294 / 2,294
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,294
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	1,073 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	347,298 151.39 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	91.84	Total Misc Impr	+ 45,982
Roofing Adj	+ 5.12	Garage Cost	+ 40,066
Subfloor Adj	+ -2.06	Total RCN	= 352,267
Heat/Cool Adj	+ 12.64	Depreciation (5%)	- 17,613
Plumbing Adj	+ 8.51	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 334,654
Adj Base Cost	= 116.05	Lot Value	+ 73,817
Total Area	x 2,294	Indicated Value	= 408,471
Adjusted Cost	= 266,219	Value Per SqFt	178.06

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	334,654
Lot Value	73,817
Indicated Value	408,471 178.06 Per SqFt
Agland Value	
Site Improvements	
Total Value	408,471 178.06 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	147889	22x8		176	26.38		4,643
PRCH	Porch	147891	1495		1,495	23.65		35,357
PATO	Patio - Open	147892	8x4		32	11.48		367



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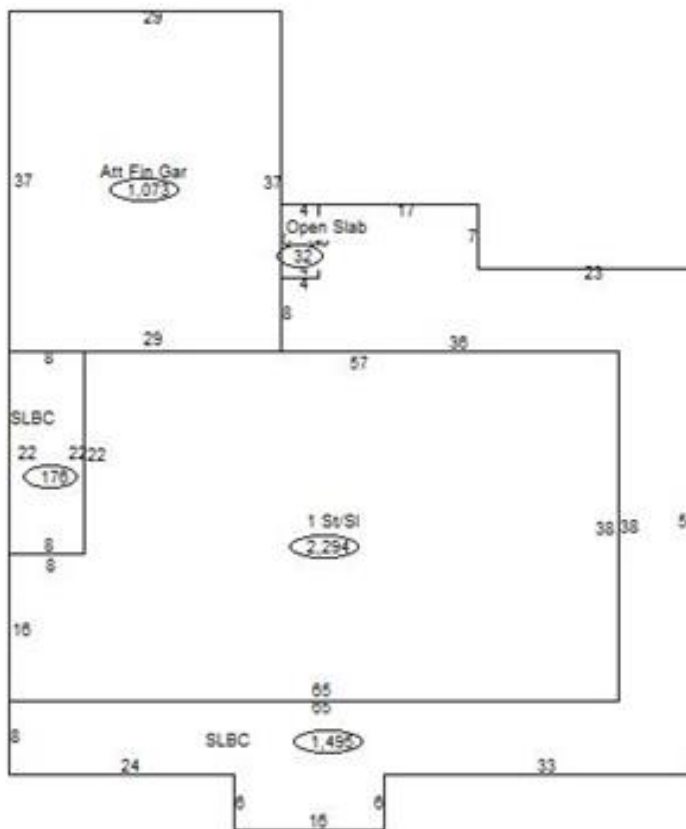
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	2,294	1.000	2,294
2	M	PRCH		20	SLBC	176	1.000	176
3	G	5		20	Att Fin Gar	1,073	1.000	1,073
4	M	PRCH		20	SLBC	1,495	1.000	1,495
5	M	PATO		20	Open Slab	32	1.000	32
Total Building Area						2,294		2,294



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	LOAFING SHED	30x16x0			480
	Qual	0	Cond	Year	0	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (7.40 x 480)	3,552		3,552	3,552