




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																													
<b>Account</b> 660104160 <b>Parcel ID</b> 000000-00-0-00435-001-0004 <b>Cadastral ID</b> 35-20-16-01422 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 312179 SAMPLER, JUSTIN T REVOCABLE TRUST & JESSICA L SAMPLER REVOCABLE TRUST  14075 E 590 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 14075 E 590 RD <b>Subdivision</b> LAKEWAY ACRES <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> .5 - Lots <b>Sec/Twn/Rng</b> 35 / 20 / 16 / 5 <b>Neighborhood</b> 1057 - R-V03-SE INOLA <b>School District</b> S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1021\IMG_0082. 10/25/2021</p>																													
<b>Legal Description</b> Lat/Long: 36.16337427 -95.58138607																																		
E2 LOT 4 LAKE-WAY ACRES					<b>Building Permits</b>																													
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<b>Parcel Valuation</b>																																		
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	80.060	<b>Current Tax</b>																									
<b>Remove Cap</b>	2021	<b>Land Value</b>	60,945	60,945	11%	6,704	<b>Assessed</b>	61,647	4,935.46																									
<b>Year Frozen</b>		<b>Improvements</b>	504,495	499,483		54,943	<b>Penalty</b>	0																										
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	61,647	-4,935.00																									
<b>TIF Project ID</b>	0	<b>Total Value</b>	565,440	560,428		61,647	<b>Total Taxable</b>	0	0.00																									
<b>Assessment History</b>																																		
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																									
2025	2025-660104160	SAMPLER, JUSTIN T REVOCABLE TRUST &			2	544,105	59852		.00																									
2024	2024-660104160	SAMPLER, JUSTIN T REVOCABLE TRUST &			2	563,369	55000	5,300	426.00																									
2023	2023-660104160	SAMPLER, JUSTIN & JESSICA			2	532,216	28500	30,044	2,420.00																									
2022	2022-660104160	SAMPLER, JUSTIN & JESSICA			2	536,788	1000	58,046	4,708.00																									
2021	2021-660104160	SAMPLER, JUSTIN & JESSICA			2	60,002	0	6,600	529.00																									
2020	2020-660104160	SAMPLER, JUSTIN & JESSICA			2	1,272	0	140	11.00																									



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Lot Data		Square-Foot - NBHD 1057 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	1272		
Non-Ag Acres	5.2456		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	228,496.00 x .27 = 60,945		
Factor Value			
Adjustments	1.0000		
Lot Value	60,945		



\\tsclient\C\Users\Randy Necessary\Pictures\101\_1021\IMG\_0082. 10/25/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,107 / 3,167
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,107
Fixture/RghIn	17 /
Bed/F/H Bath	6 / 4.0 /
Basement Area	
Garage Type	780 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	500,214	157.95	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	101.18	Total Misc Impr	+ 39,976
Roofing Adj	+ 3.99	Garage Cost	+ 44,390
Subfloor Adj	+ -3.07	Total RCN	= 489,710
Heat/Cool Adj	+ 16.31	Depreciation ( 4%)	- 19,588
Plumbing Adj	+ 9.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 470,122
Adj Base Cost	= 127.99	Lot Value	+ 60,945
Total Area	x 3,167	Indicated Value	= 531,067
Adjusted Cost	= 405,344	Value Per SqFt	167.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	470,122		
Lot Value	60,945		
Indicated Value	531,067	167.69	Per SqFt
Agland Value			
Site Improvements	34,373		
Total Value	565,440	178.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150304	634		634	30.89		19,584
EPKS	Enclosed Porch - Kneewall Screen	150305	20x8		160	35.94		5,750
PRCH	Slab Porch - Covered	150306	466		466	31.42		14,642



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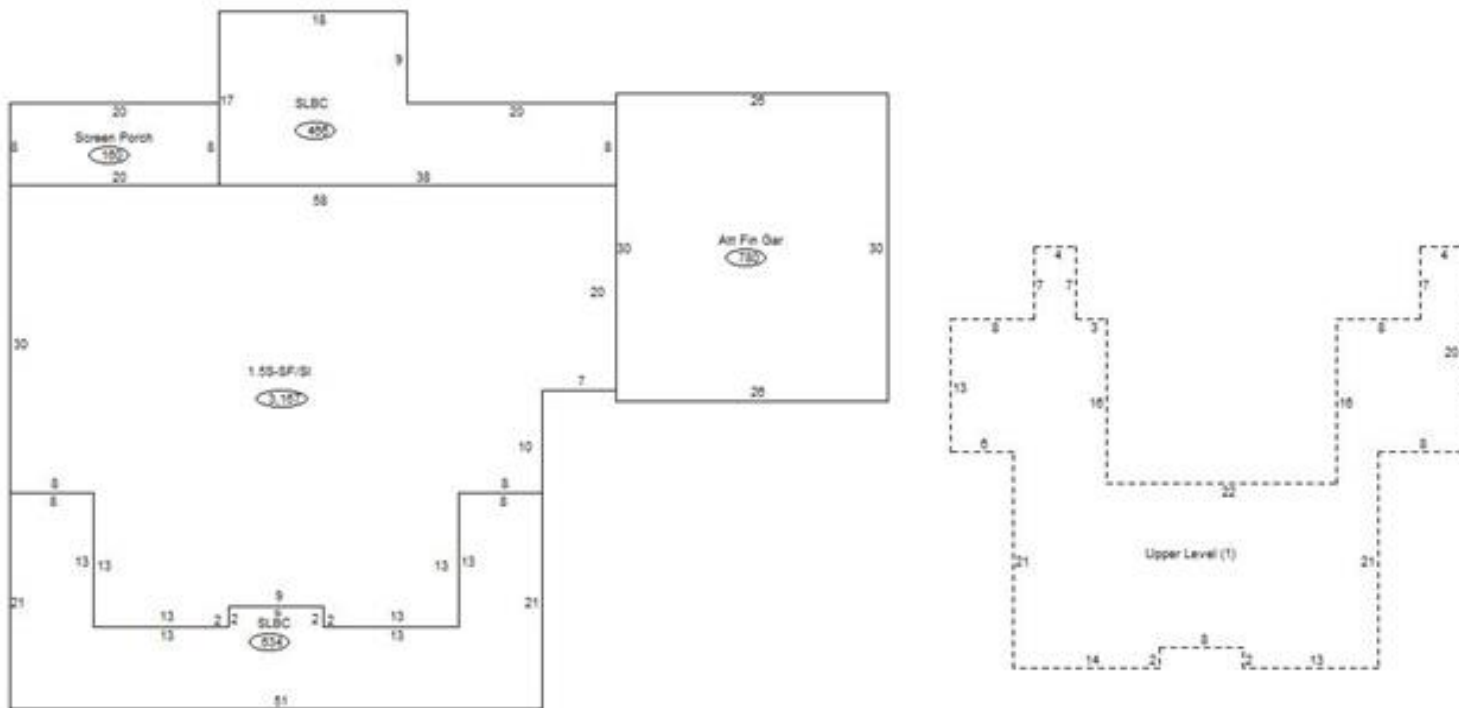
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,107	1.503	3,167
2	G	5		13	Att Fin Gar	780	1.000	780
3	M	PRCH		13	SLBC	634	1.000	634
4	M	EPKS		13	Screen Porch	160	1.000	160
5	M	PRCH		13	SLBC	466	1.000	466
6	U	^UL		13	Upper Level (1)	1,060	1.000	1,060
<b>Total Building Area</b>						<b>2,107</b>		<b>3,167</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x30x10	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2021	Eff Age 4		

Valuation Summary	Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (30.80 x 1,200)	36,960	36,960	2,587	34,373