



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:54:50
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Assessment Data				Primary Image										
Account	660107042			<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_1018\IMG_0040. 10/19/2021</p>										
Parcel ID	20N16E-36-4-00000-001-0000													
Cadastral ID	36-20-16-01320													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	338992													
WARD, DEREK S														
15755 E 590 RD														
INOLA OK 74036-0000														
Parcel Location				Building Permits										
Situs	15755 E 590 RD			Number	Description	Opened	Closed	Amount						
Subdivision				S22	S23 SPLIT	07/2022	09/2022							
Lot/Block	/	Parcel Size	2 - Acres											
Sec/Twn/Rng	36 / 20 / 16 / 4													
Neighborhood	2016 - UNPLATTED LAND													
School District	S005 - INOLA SCHOOLS													
Legal Description				Sale History										
Lat/Long: 36.16439091 -95.55095964				Bk/Pg	Grantor	Date	Price	Code						
TR DESC 2022-011206 AS COMM SW/C E2 SE; N01.2541W 593.72' TO POB; N01.2541W 197.76'; N88.2849E 440.53'; S01.2541E 197.76'; S88 2849W 440.53' TO POB.				/	WARD, CRYSTAL R	06/29/2022	0	4						
Exemptions				Parcel Valuation										
Code	Type	Active	Maximum	Exemption	Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
					Remove Cap		Land Value	43,197	37,227	11%	4,095	Assessed	22,578	1,807.59
					Year Frozen		Improvements	183,526	168,025		18,483	Penalty	0	
					Uncapped Value	159,816	Mobile Home	0	0	0	0	Exemption	0	0.00
					TIF Project ID	0	Total Value	226,723	205,252	22,578	Total Taxable	22,578	1,808.00	
Assessment History														
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax						
2025	2025-660107042	WARD, DEREK S		2	59,959	0	4,760	381.00						
2024	2024-660107042	WARD, DEREK S		2	59,613	0	4,533	364.00						
2023	2023-660107042	WARD, DEREK S		2	51,058	0	4,318	348.00						
2022	2022-660107042	WARD, DEREK S		2	40,558	0	4,112	334.00						



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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	1.9806	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	86,276.00 x .50 = 43,197	
Factor Value		
Adjustments	1.0000	
Lot Value	43,197	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,500
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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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	85.78	Total Misc Impr	+ 0
Roofing Adj	+ 3.91	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 157,170
Heat/Cool Adj	+ 10.30	Depreciation (0%)	- 0
Plumbing Adj	+ 4.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 157,170
Adj Base Cost	= 104.78	Lot Value	+ 43,197
Total Area	x 1,500	Indicated Value	= 200,367
Adjusted Cost	= 157,170	Value Per SqFt	133.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,170		
Lot Value	43,197		
Indicated Value	200,367	133.58	Per SqFt
Agland Value			
Site Improvements	26,356		
Total Value	226,723	151.15	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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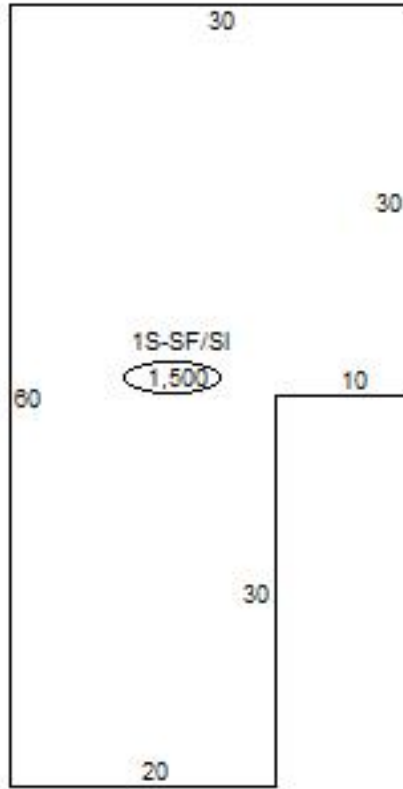
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Sketch Image

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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	1S-SF/SI	1,500	1.000	1,500
Total Building Area						1,500		1,500



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x18x6	Plank	Formed Metal	180
	Qual	2	Cond 2	Year 2021	Eff Age 5	
Valuation Summary			Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (19.16 x 180)		3,449		3,449	793	2,656
UTIL		Utility Building	30x24x8	Concrete	Formed Metal	720
	Qual	2	Cond 2	Year 2021	Eff Age 5	
Valuation Summary			Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
Base Cost (30.60 x 720)		22,032		22,032	1,983	20,049
SHDS		Shed - Small	14x20x8	Plank	Composition Shingle	280
	Qual	2	Cond 1.5	Year 2021	Eff Age 6	
Valuation Summary			Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
Base Cost (18.11 x 280)		5,071		5,071	1,420	3,651