



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:02:46
Page 1

Assessment Data					Primary Image																								
Account	660107670																												
Parcel ID	20N16E-33-4-00000-001-0000																												
Cadastral ID	33-20-16-00320																												
Property Type	REAL - Real Property																												
Property Class	RA	VI Area	3																										
Tax Area	2 - INOLA RURAL																												
Name ID	345583																												
VALDEZ, RUBEN & MARIA																													
12951 E 590 RD INOLA OK 74036-0000																													
Parcel Location																													
Situs	12951 E 590 RD																												
Subdivision																													
Lot/Block	/	Parcel Size	4 - Acres																										
Sec/Twn/Rng	33 / 20 / 16 / 4																												
Neighborhood	2016 - UNPLATTED LAND																												
School District	S005 - INOLA SCHOOLS																												
Legal Description	Lat/Long: 36.16402524 -95.60310228				Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R24 201</td> <td>NEW DTCH ACC BLDG 20X30</td> <td>07/2024</td> <td>08/2024</td> <td>13,000</td> </tr> <tr> <td>R23 198</td> <td>R24 NEW SFR 2496 SQ FT</td> <td>07/2023</td> <td>08/2024</td> <td>290,000</td> </tr> <tr> <td>S22</td> <td>S23 SPLIT</td> <td>01/2023</td> <td>07/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R24 201	NEW DTCH ACC BLDG 20X30	07/2024	08/2024	13,000	R23 198	R24 NEW SFR 2496 SQ FT	07/2023	08/2024	290,000	S22	S23 SPLIT	01/2023	07/2023	
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R23 198	R24 NEW SFR 2496 SQ FT	07/2023	08/2024	290,000																									
S22	S23 SPLIT	01/2023	07/2023																										
TR DESC 2022-020093 AS COMM SE/C SEC; N 130'; S88.2900W 212'; CURVE R RAD 2734.79' CENT ANG 04.3244 ARC DIST 216.97' TO POB; N02.2522W 912.23'; S87.1833W 87.78'; S75.2737W 327.04'; S02.2522E 773.62'; S78.1754E 0'; CURVE L RAD 2734.79' CENT ANG 08.4022 ARC DIST 413.96' TO POB. LESS TR DESC 2024-013238																													
Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
H	Homestead	Yes	1,000	1,000	/	VALDEZ, RUBEN & MARIA	08/28/2024	0	4																				
					/	RIVERBEND ARENA DBA	11/21/2022	200,000	YES																				
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax																					
Remove Cap	2023	Land Value	778	778	11%	86	Assessed	60,465	4,840.83																				
Year Frozen		Improvements	554,996	548,902		60,379	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00																				
TIF Project ID	0	Total Value	555,774	549,680		60,465	Total Taxable	59,465	4,761.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660107670	VALDEZ, RUBEN & MARIA			2	533,670	1000	57,704	4,620.00																				
2024	2024-660107670	VALDEZ, RUBEN & MARIA			2	1,555	0	171	14.00																				
2023	2023-660107670	VALDEZ, RUBEN & MARIA			2	1,555	0	171	14.00																				



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Date 04/18/2026
 Time 11:02:47
 Page 2

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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,583 / 3,192
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,583
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 2.0
Basement Area	
Garage Type	814 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

660107670	8/6/2024
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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	111.99	Total Misc Impr	+ 43,008	Roofing Adj	+ 5.30	Garage Cost	+ 52,438
Subfloor Adj	+ -3.70	Total RCN	= 547,401	Heat/Cool Adj	+ 18.45	Depreciation (2%)	- 10,948
Plumbing Adj	+ 9.55	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 536,453
Adj Base Cost	= 141.59	Lot Value	+ 536,453	Total Area	x 3,192	Indicated Value	= 536,453
Adjusted Cost	= 451,955	Value Per SqFt	168.06				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	536,453		
Lot Value			
Indicated Value	536,453	168.06	Per SqFt
Agland Value	778		
Site Improvements	18,543		
Total Value	555,774	174.11	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	Porch	160692	100		100	36.99	3,699
PRCH	Porch	160693	921		921	33.78	31,111
FPR1	Fireplace - Residential 1 Story		1	2024	1	8,198.48	8,198



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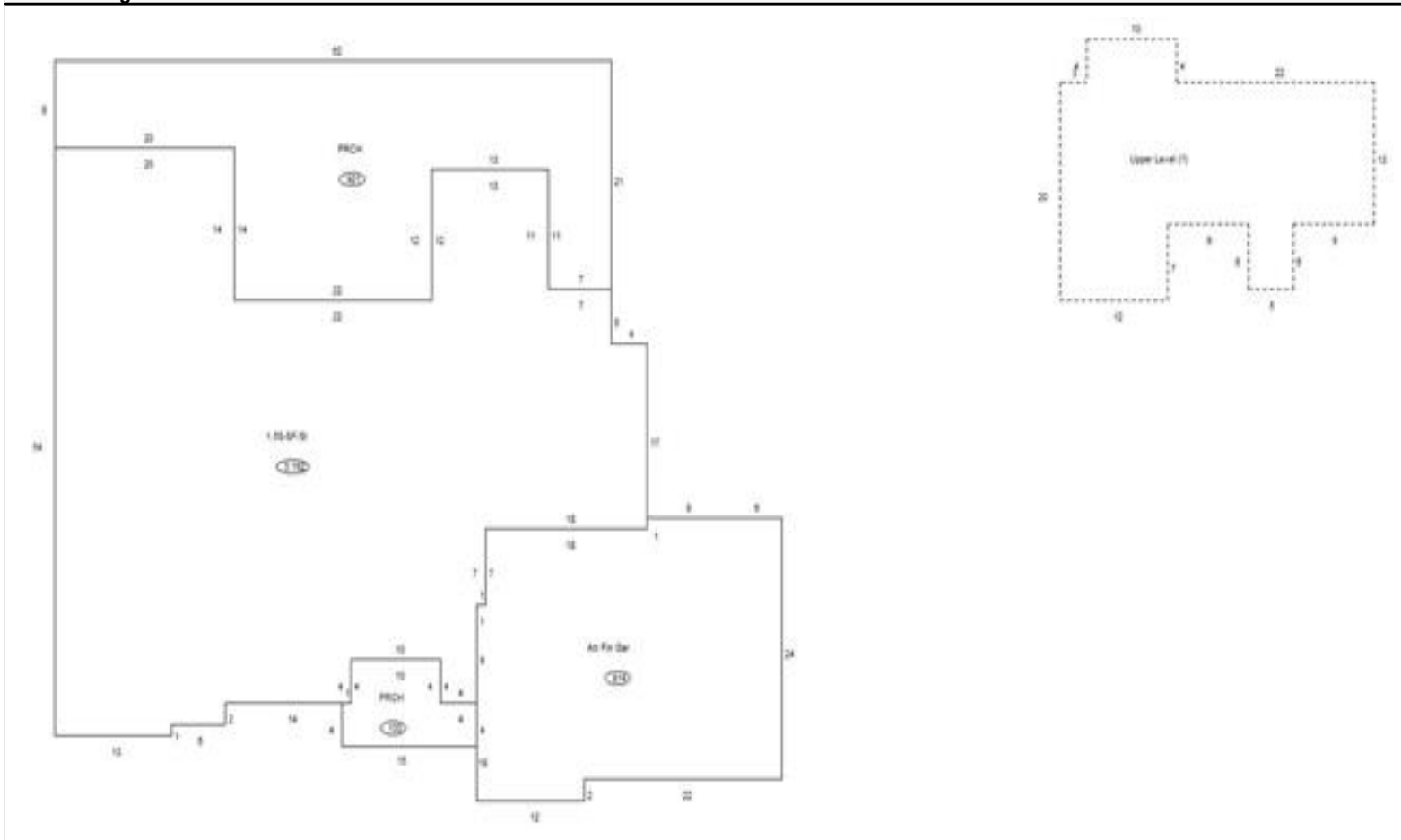
Date 04/18/2026

Time 11:02:47

Page 3

Sketch Image

660107670



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5S-SF/SI	2,583	1.236	3,192
2	U	^UL		10	Upper Level (1)	609	1.000	609
3	G	5		10	Att Fin Gar	814	1.000	814
4	M	PRCH		10	PRCH	100	1.000	100
5	M	PRCH		10	PRCH	921	1.000	921
Total Building Area						2,583		3,192



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Date 04/18/2026
Time 11:02:47
Page 4

660107670

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	20x30x10	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 2024	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (31.86 x 600)	19,116	19,116	573	18,543



Rogers

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Date 04/18/2026
Time 11:02:47
Page 5

Agland Inventory

660107670

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			3.000	192	192	576	576
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84			1.000	202	202	202	202
NTV PST Totals						4.000			778	778
Total Agland						4.000			778	778