



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:12:00
Page 1

Assessment Data					Primary Image				
Account	660108414				<p>660108414_001.JPG 5/9/2025</p>				
Parcel ID	20N17E-05-3-00000-001-0000								
Cadastral ID	05-20-17-00210								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	342508								
HUGHES, CHANCE & JOANNA									
29302 S 4230 RD INOLA OK 74036-0000									
Parcel Location									
Situs	17749 E 540 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	5 / 20 / 17 / 3								
Neighborhood	2017 - UNPLATTED LAND								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.23684498 -95.52214130									
W2 E2 SE SW									
Building Permits									
Number		Description		Opened	Closed	Amount			
R24 055		R25 NEW SFR 1904 SQ FT		02/2024	05/2025	200,000			
S23		S24 SPLIT		09/2023	12/2023				
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	EMPIRE RENOVATIONS LLC	08/21/2023	112,000	YES
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax
Remove Cap	2024	Land Value	112,000	112,000	11%	12,320	Assessed	37,380	3,104.41
Year Frozen		Improvements	227,821	227,821		25,060	Penalty	0	
Uncapped Value	227,821	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	339,821	339,821		37,380	Total Taxable	37,380	3,104.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108414	HUGHES, CHANCE & JOANNA			5	112,000	0	12,320	1,023.00
2024	2024-660108414	HUGHES, CHANCE & JOANNA			5	112,000	0	12,320	1,028.00
2023	2023-660108414	HUGHES, CHANCE & JOANNA			5	2,016	0	222	18.00



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Date 04/18/2026
Time 11:12:00
Page 2

Lot Data	Square-Foot - NBHD 2017 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 9.9881 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 435,082.00 x .32 = 137,951 Factor Value Adjustments 0.8119 Lot Value 112,000		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,904 / 1,904
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,904
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2025 / 1

660108414	05/09/25
660108414_001.JPG	5/9/2025

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	87.02	Total Misc Impr	+	26,546			
Roofing Adj	+ 4.01	Garage Cost	+				
Subfloor Adj	+ -1.06	Total RCN	=	230,122			
Heat/Cool Adj	+ 11.47	Depreciation (1%)	-	2,301			
Plumbing Adj	+ 5.48	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	227,821			
Adj Base Cost	= 106.92	Lot Value	+	112,000			
Total Area	x 1,904	Indicated Value	=	339,821			
Adjusted Cost	= 203,576	Value Per SqFt		178.48			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	227,821		
Lot Value	112,000		
Indicated Value	339,821	178.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	339,821	178.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172082	56x8		448	22.96		10,286
PATC	Patio - Covered	172083	56x14		784	14.24		11,164
FPR1	Fireplace - Residential 1 Story			1 2025	1	5,095.98		5,096



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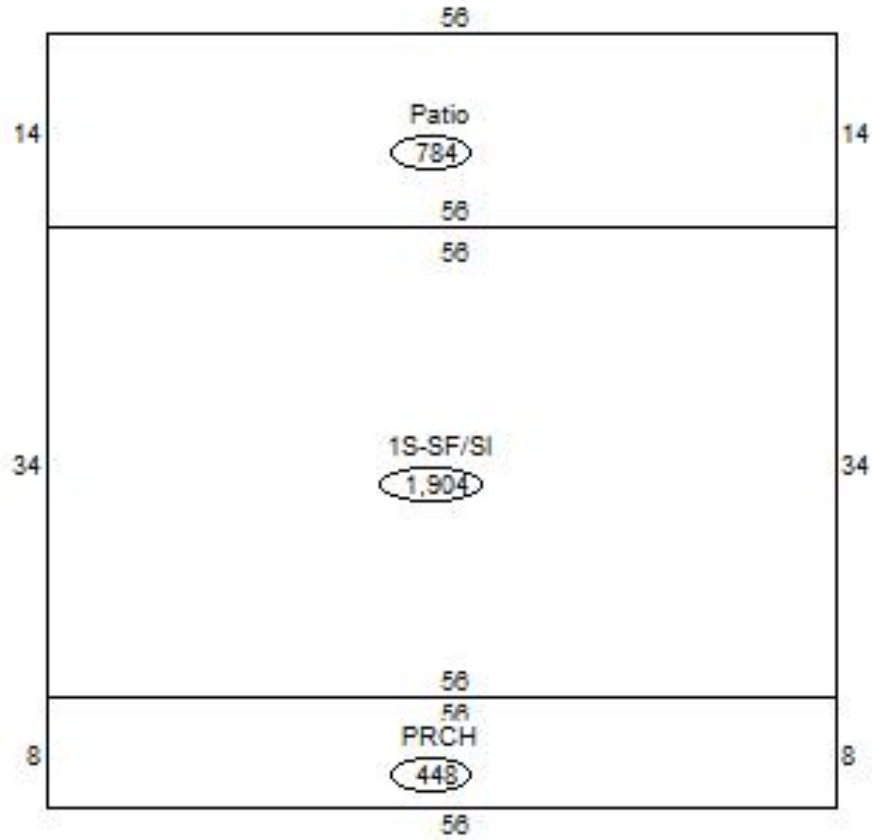
Date 04/18/2026

Time 11:12:00

Page 3

Sketch Image

660108414



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,904	1.000	1,904
2	M	PRCH		20	PRCH	448	1.000	448
3	M	PATC		20	Patio	784	1.000	784
Total Building Area						1,904		1,904



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Time 11:12:00
Page 4

Agland Inventory

660108414

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80				192	192	0	0
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80				192	192	0	0
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90				216	216	0	0
NTV PST Totals						0.000			0	0
Total Agland						0.000			0	0