



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:12:14  
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Assessment Data				Primary Image					
Account	660108424								
Parcel ID	20N16E-36-1-00000-001-0000								
Cadastral ID	36-20-16-04831								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	343516								
GUZMAN, STEPHEN G & RACHEL C									
15940 E 580 RD INOLA OK 74036-0000									
Parcel Location									
Situs	30204 S 4190 RD								
Subdivision									
Lot/Block	/	Parcel Size	5 - Acres						
Sec/Twn/Rng	36 / 20 / 16 / 1								
Neighborhood	2016 - UNPLATTED LAND								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.17472151 -95.54833795									
TR DESC 2023-011631 AS COMM NE/C E2 NE; S01.2656E 660' TO POB; S01.2656E 330'; S88.3315W 660'; N01.3237W 330'; N88.3315E 660.56' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R24 161	NEW SFR 2241 SQ FT	06/2024	11/2024	380,000					
S23	S24 SPLIT	09/2023	12/2023						
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
					/	COBB, MATTHEW KIT &	01/23/2024	26,500	5
					/	COBB, MATTHEW K & DEBRA D	08/30/2023	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap		Land Value	88,074	32,694	11%	3,596	Assessed	39,439	3,157.49
Year Frozen		Improvements	328,593	325,844		35,843	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00
TIF Project ID	0	Total Value	416,667	358,538		39,439	Total Taxable	38,439	3,077.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108424	GUZMAN, STEPHEN G &	2	404,429	0	38,291	3,066.00		
2024	2024-660108424	GUZMAN, STEPHEN G &	2	88,074	0	3,325	267.00		
2023	2023-660108424	COBB, MATTHEW K & DEBRA D	2	29,167	0	3,167	255.00		



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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	5.0056	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	218,044.00 x .40 = 88,074	
Factor Value		
Adjustments	1.0000	
Lot Value	88,074	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,233 / 2,233
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,233
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 5.0
Basement Area	
Garage Type	732 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

660108424	11/13/24
660108424_001.JPG	11/14/2024

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	104.90	Total Misc Impr	+ 15,287
Roofing Adj	+ 4.58	Garage Cost	+ 27,333
Subfloor Adj	+ -2.19	Total RCN	= 335,299
Heat/Cool Adj	+ 12.64	Depreciation ( 2%)	- 6,706
Plumbing Adj	+ 11.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 328,593
Adj Base Cost	= 131.07	Lot Value	+ 88,074
Total Area	x 2,233	Indicated Value	= 416,667
Adjusted Cost	= 292,679	Value Per SqFt	186.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	328,593		
Lot Value	88,074		
Indicated Value	416,667	186.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	416,667	186.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161497	6x5		30	26.84		805
PRCH	Porch	161498	30x12		360	25.80		9,288
FPPF	Fireplace - Prefabricated			2024	1	5,194.00		5,194



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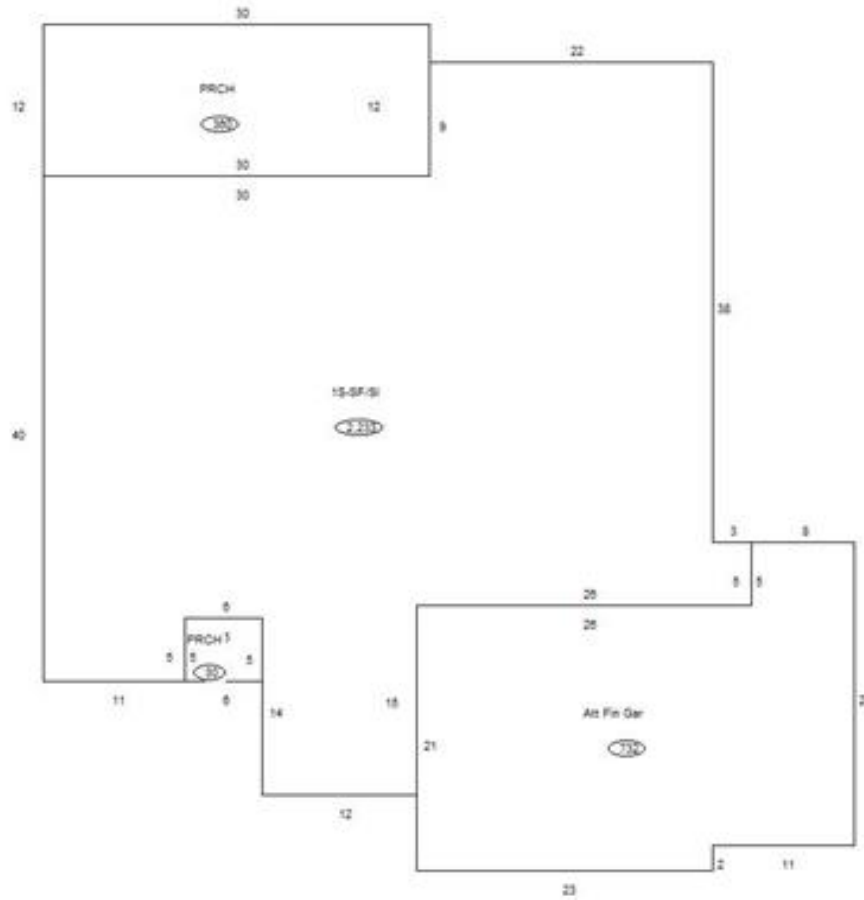
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Sketch Image

660108424



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,233	1.000	2,233
2	G	5		10	Att Fin Gar	732	1.000	732
3	M	PRCH		10	PRCH	30	1.000	30
4	M	PRCH		10	PRCH	360	1.000	360
<b>Total Building Area</b>						<b>2,233</b>		<b>2,233</b>