



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:16:05
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Assessment Data				Primary Image						
Account	660108661			<p>\\tsclient\C\TOMS PC PICS\2017-04-19 04-19-2017\04-19-2017 04 4/20/2017</p>						
Parcel ID	19N17E-28-4-00000-001-0000									
Cadastral ID	28-19-17-00391									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	3							
Tax Area	2 - INOLA RURAL									
Name ID	345734									
KELSO, JUSTIN B										
35704 S 4220 RD INOLA OK 74036-0000										
Parcel Location										
Situs	35704 S 4220 RD									
Subdivision										
Lot/Block	/	Parcel Size	.94 - Acres							
Sec/Twn/Rng	28 / 19 / 17 / 4									
Neighborhood	1917 - UNPLATTED									
School District	S005 - INOLA SCHOOLS									
Legal Description Lat/Long: 36.09400743 -95.49427299				Building Permits						
N 136' S 272' E 300' NE SE.				Number	Description	Opened	Closed	Amount		
				S23	S24 SPLIT	01/2024	04/2026			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	AMSOLUTIONS LLC	10/29/2024	160,000	WG	
					/	BILLINGS, ISAIAH JOSEPH JON	05/13/2024	124,000	WG	
					/	SAUNDERS, TERRY REVOCABLE TRU	09/28/2023	6,000	WG	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2025	Land Value	101,422	101,422	11%	11,156	Assessed	16,743	1,340.44	
Year Frozen		Improvements	50,790	50,790		5,587	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	152,212	152,212		16,743	Total Taxable	16,743	1,340.00	
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108661	KELSO, JUSTIN B		2	160,000	0	17,600	1,409.00		
2024	2024-660108661	AMSOLUTIONS LLC		2	60,329	0	6,636	534.00		



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Lot Data		Square-Foot - NBHD 1917 #1		Primary Image			
Lot Size	0	0					
Lot Count	0						
Units Buildable	0						
Non-Ag Acres	0.9212						
Topography							
Street Access							
Utilities							
Amenities	LAND QUALITY		0				
	FLOOD ZONE		0				
Method	Square-Foot						
Base Lot Value	40,127.00 x .85 = 34,108						
Factor Value							
Adjustments	2.9735						
Lot Value	101,422						
Residential Data				GRM Approach			
Type				GRM Code			
Condition	-			Gross Rent	0.00		
Quality	-			Indicated Value			
Architecture				Multiple Regression			
Style				MRA Code			
Exterior Wall				Adjusted R			
Base/Total Area	/			Indicated Value			
Style				Direct Comparables			
HVAC				Selection Model	1	Res	
Roof Cover				Adjustment Model	A2	AO Test	
Area on Slab				Comparables			
Fixture/RghIn	/			Indicated Value			
Bed/F/H Bath	/ /			Value Reconciliation			
Basement Area				Selected Approach	Cost Approach		
Garage Type				Improvements			
Remodel				Lot Value	101,422		
Year/Eff Age	/			Indicated Value	101,422	0.00	Per SqFt
				Agland Value			
				Site Improvements	9,124		
				Total Value	110,546	0.00	Total Value Per SqFt
Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0				
Roofing Adj	+ 0.00	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0				
Plumbing Adj	+ 0.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 0				
Adj Base Cost	= 0.00	Lot Value	+ 101,422				
Total Area	x	Indicated Value	= 101,422				
Adjusted Cost	= 0	Value Per SqFt	0.00				
Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	18x20x10	Concrete	Formed Metal	360
	Qual	3	Cond 3	Year 2020	Eff Age 5	
Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)		RCNLD
Base Cost (27.85 x 360)		10,026	10,026	902		9,124



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 52 x 28
Condition	3 - Average
Quality	3.4 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,456 / 1,456
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 20

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	36.73	Total Misc Impr	+	0			
Roofing Adj	+ 3.06	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	76,979			
Heat/Cool Adj	+ 3.44	Depreciation (53%)	-	40,799			
Plumbing Adj	+ 9.64	Lump Sums	+	5,486			
Basement Adj	+ 0.00	RCNLD	=	41,666			
Adj Base Cost	= 52.87	Lot Value	+				
Total Area	x 1,456	Indicated Value	=	41,666			
Adjusted Cost	= 76,979	Value Per SqFt		28.62			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	41,666		
Lot Value			
Indicated Value	41,666	28.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	41,666	28.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	183268	12x10		120	28.73		3,448
WODO	Wood Deck - Open	183269	8x8		64	31.85		2,038



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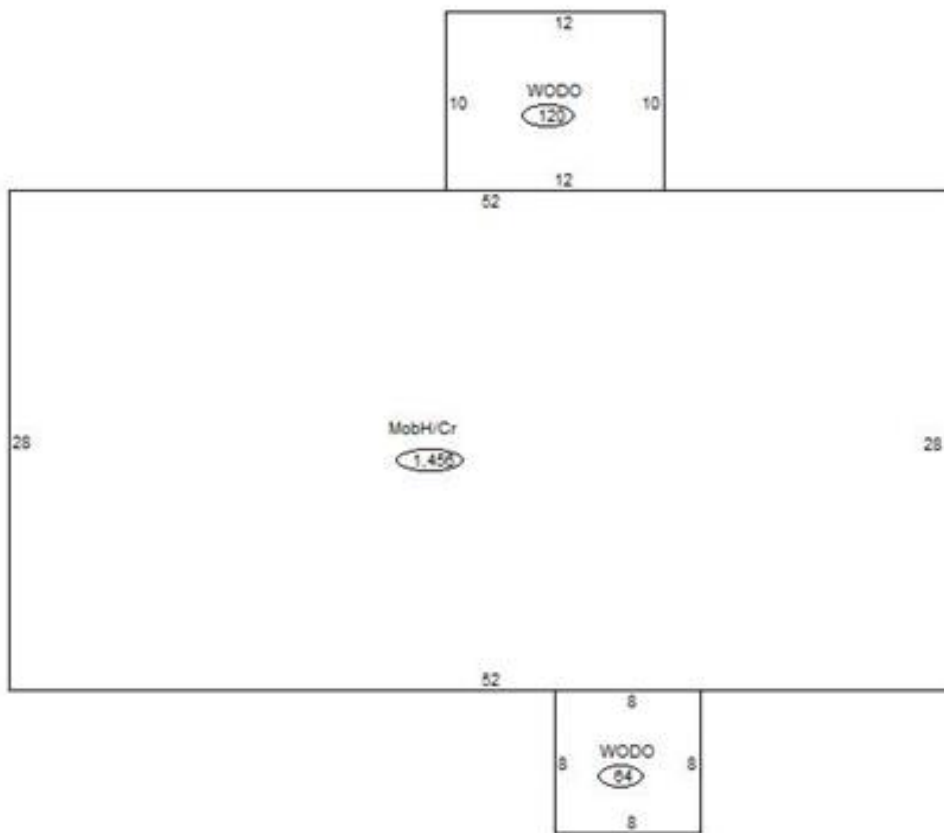
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14	Crawl	10	MobH/Cr	1,456	1.000	1,456
2	M	WODO		10	WODO	120	1.000	120
3	M	WODO		10	WODO	64	1.000	64
Total Building Area						1,456		1,456