



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660108705 <b>Parcel ID</b> 20N17E-30-1-00000-002-0000 <b>Cadastral ID</b> 30-20-17-02060 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 343463 UPTON, JESSIE CRAIG & AMELIA LEE  16804 E 576 RD INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 16804 E 576 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 16.76 - Acres <b>Sec/Twn/Rng</b> 30 / 20 / 17 / 1 <b>Neighborhood</b> 2017 - UNPLATTED LAND <b>School District</b> S005 - INOLA SCHOOLS					<p>660108705_002.JPG 12/11/2025</p>																																																	
<b>Legal Description</b> Lat/Long: 36.18171995 -95.53393991																																																						
TR DESC 2025-002836 AS COMM SE/C NW SE; 30-20-17; N89.5611W 844.11' TO POB; N89.5612W 927.35'; N00.0255E 782.79'; N89.3020E 927.60'; S00.0348W 791.82' TO POB.					<b>Building Permits</b> <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>S23</td> <td>S24 SPLIT</td> <td>01/2024</td> <td>05/2025</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	S23	S24 SPLIT	01/2024	05/2025																																				
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 2 1/2 Story Unfinished
Exterior Wall	100% Masonry, Concrete Block
Base/Total Area	1,344 / 2,688
Style	100% 2 1/2 Story Unfinished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,344
Fixture/RghIn	14 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1964 / 62

660108705	12/10/25
660108705_002.JPG	12/11/2025

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	77.02	Total Misc Impr	+ 16,461	Roofing Adj	+ 2.39	Garage Cost	+ 0
Subfloor Adj	+ -1.15	Total RCN	= 280,342	Heat/Cool Adj	+ 12.64	Depreciation ( 63%)	- 176,615
Plumbing Adj	+ 7.27	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 103,727
Adj Base Cost	= 98.17	Lot Value	+ 0	Total Area	x 2,688	Indicated Value	= 103,727
		Value Per SqFt	38.59	Adjusted Cost	= 263,881		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	103,727		
Lot Value			
Indicated Value	103,727	38.59	Per SqFt
Agland Value	2,696		
Site Improvements	57,160		
Total Value	163,583	60.86	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	62655	6x6		36	26.82		966
PRCH	SLAB PORCH - COVERED	62656	48x8		384	25.73		9,880



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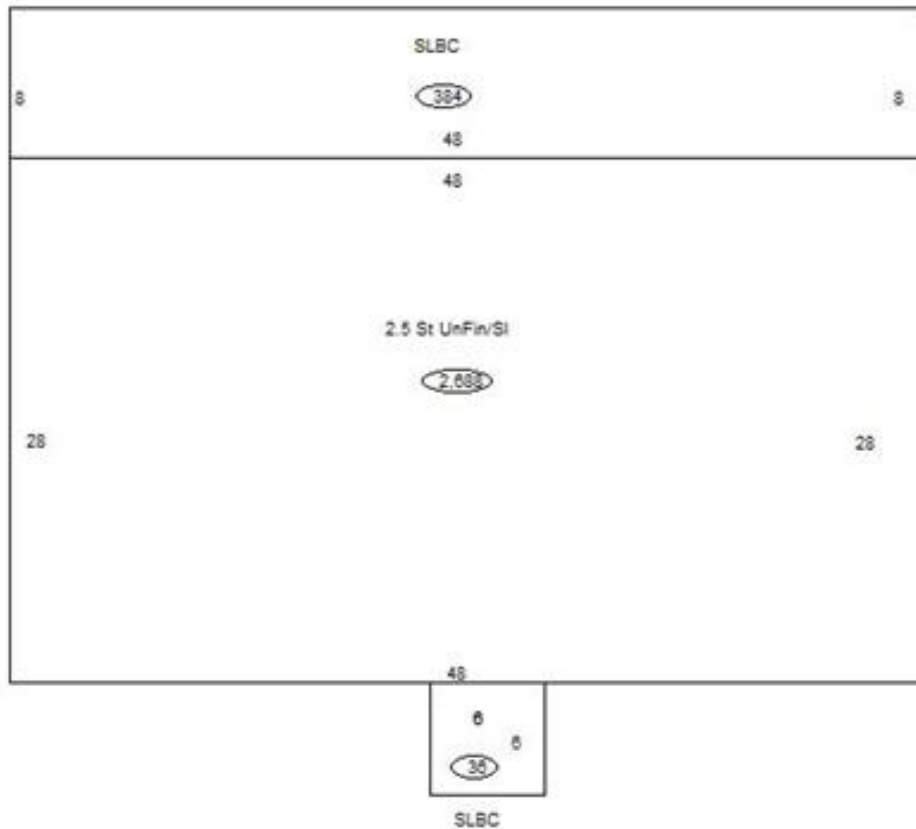
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	8	Slab	10	2.5 St UnFin/Sl	1,344	2.000	2,688
2	M	PRCH		10	SLBC	36	1.000	36
3	M	PRCH		10	SLBC	384	1.000	384
<b>Total Building Area</b>						1,344		2,688



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	50x40x12	Concrete	Formed Metal	2,000
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	
	Base Cost (26.59 x 2,000)		53,180	53,180	13,295	39,885
	LOAF	LOAFING SHED	30x24x8	Dirt	Formed Metal	720
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
	Base Cost (6.82 x 720)		4,910	4,910	3,928	982
	BNGP	Barn - General Purpose	46x50x10	Dirt	Galvanized Metal	2,300
	Qual	3	Cond 3	Year 1970	Eff Age 42	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (66% Phys/ % Func)</b>	
	Base Cost (17.92 x 2,300)		41,216	41,216	27,203	14,013
	LNT0	LEAN-TO	38x20x8	Dirt	Formed Metal	760
	Qual	3	Cond 3	Year 1970	Eff Age 42	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
	Base Cost (7.82 x 760)		5,943	5,943	4,754	1,189
	LOAF	LOAFING SHED	20x40x8	Dirt	Formed Metal	800
	Qual	3	Cond 3	Year 1970	Eff Age 42	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	
	Base Cost (6.82 x 800)		5,456	5,456	4,365	1,091



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			4.760	143	143	680	680
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			12.000	168	168	2,016	2,016
<b>IMP PST Totals</b>						16.760			2,696	2,696
<b>Total Agland</b>						16.760			2,696	2,696