



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:26:07
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Assessment Data					Primary Image				
Account	660109375				 <p>660109375_001.JPG 8/14/2025</p>				
Parcel ID	20N16E-23-2-00000-001-0000								
Cadastral ID	23-20-16-00281								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	345236								
HASPELL, JOHN C & RACHELLE									
14732 E 560 RD INOLA OK 74036-0000									
Parcel Location									
Situs	14732 E 560 RD								
Subdivision									
Lot/Block	/	Parcel Size	10.02 - Acres						
Sec/Twn/Rng	23 / 20 / 16 / 2								
Neighborhood	2016 - UNPLATTED LAND								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.20513405 -95.57013861									
TR DESC 2024-010410 AS COMM NW/C NW NE; N88.2622E 329.15' TO POB; N88.2622E 54.45'; S18.4024W 71.09'; S01.2613E 843.07'; N88.2622E 416.19'; S03.21406E 890.05'; S89.3736W 476.78'; N01.2613W 1789.48' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25	NEW DTCH ACC BLDG 40X60	08/2025	12/2025						
R24 292	NEW SFR 2400 SQ FT	09/2024	08/2025	325,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	HASPELL, JOHN C	08/07/2024	0	4					
/	HASPELL, DIANE C	07/07/2024	0	6					

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap		Land Value	1,278	1,278	11%	141	Assessed	51,192	4,098.43
Year Frozen		Improvements	464,095	464,095		51,051	Penalty	0	
Uncapped Value	464,095	Mobile Home	0	0		0	Exemption	1,000	-80.00
TIF Project ID	0	Total Value	465,373	465,373		51,192	Total Taxable	50,192	4,018.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660109375	HASPELL, JOHN C & RACHELLE	2	1,839	0	202	16.00	
2024	2024-660109375	HASPELL, JOHN C & RACHELLE	2	1,839	0	202	16.00	



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	2,484 / 2,484
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,484
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	875 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

Cost Approach		Manual : 01/2025	
Base Cost	105.56	Total Misc Impr	+ 26,485
Roofing Adj	+ 5.16	Garage Cost	+ 40,810
Subfloor Adj	+ -3.38	Total RCN	= 390,687
Heat/Cool Adj	+ 14.47	Depreciation (1%)	- 3,907
Plumbing Adj	+ 8.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 386,780
Adj Base Cost	= 130.19	Lot Value	+ 386,780
Total Area	x 2,484	Indicated Value	= 386,780
Adjusted Cost	= 323,392	Value Per SqFt	155.71

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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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	386,780		
Lot Value			
Indicated Value	386,780	155.71	Per SqFt
Agland Value	1,278		
Site Improvements	77,315		
Total Value	852,153	343.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	183805	344		344	28.33		9,746
PATC	Patio - Covered	183806	31x13		403	16.96		6,835
FPR1	Fireplace - Residential 1 Story		1	2025	1	6,429.63		6,430
ODFP	Outdoor Fireplace/Firepit		1	2025	1	3,473.83		3,474



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x60x16	Concrete	Formed Metal	2,400
	Qual 4	Cond 3	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (32.54 x 2,400)	78,096	78,096	781	77,315



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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	NTV PST	51			8.783	122	122	1,075	1,075
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			.049	54	54	3	3
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			1.189	168	168	200	200
IMP PST Totals						10.020			1,278	1,278
Total Agland						10.020			1,278	1,278