



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660001825 Parcel ID 000000-00-0-00963-001-0013 Cadastral ID 03-19-16-01990 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 2 - INOLA RURAL Name ID 345265 CALIBANI, KEVIN MICAHIEL 31355 S YEAGERS ST INOLA OK 74036-0000 Parcel Location Situs 31355 S YEAGERS ST Subdivision YEAGERS SUNNY SLOPE III Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 19 / 16 / 5 Neighborhood 1057 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0928\IMG_0027. 9/28/2021</p>																																																	
Legal Description Lat/Long: 36.15698758 -95.59756775																																																						
LOT 13 BLOCK 1 YEAGERS SUNNY SLOPE 3					Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	MASON, CALEB	09/11/2024	222,000	YES																																													
					/	YOUNGER, STEVEN	05/22/2020	125,000	YES																																													
					/	WRIGHT, HELEN M	08/12/2019	55,000	17																																													
					1289/92	WRIGHT, EMILY TRUSTEE	04/30/2001	0	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>80.060</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value</td> <td>115,575</td> <td>115,575</td> <td>11%</td> <td>12,713</td> <td>Assessed</td> <td>25,640 2,052.74</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>127,908</td> <td>117,525</td> <td></td> <td>12,927</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>243,483</td> <td>233,100</td> <td></td> <td>25,640</td> <td>Total Taxable</td> <td>25,640 2,053.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	Remove Cap	2025	Land Value	115,575	115,575	11%	12,713	Assessed	25,640 2,052.74	Year Frozen	0	Improvements	127,908	117,525		12,927	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	243,483	233,100		25,640	Total Taxable	25,640 2,053.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660001825	CALIBANI, KEVIN MICAHIEL	2	222,000	0	24,419	1,955.00																																															
2024	2024-660001825	CALIBANI, KEVIN MICAHIEL	2	139,681	0	15,365	1,235.00																																															
2023	2023-660001825	MASON, CALEB	2	139,758	0	15,373	1,238.00																																															
2022	2022-660001825	MASON, CALEB	2	139,759	0	14,725	1,194.00																																															
2021	2021-660001825	MASON, CALEB	2	127,487	0	14,024	1,124.00																																															
2020	2020-660001825	MASON, CALEB	2	100,823	0	11,091	896.00																																															
2019	2019-660001825	YOUNGER, STEVEN	2	98,459	0	10,830	895.00																																															
2018	2018-660001825	WRIGHT, ROBERT L &	2	101,815	0	10,586	884.00																																															
2017	2017-660001825	WRIGHT, ROBERT L &	2	101,056	0	10,082	848.00																																															
2016	2016-660001825	WRIGHT, ROBERT L &	2	99,011	0	9,602	817.00																																															
2015	2015-660001825	WRIGHT, ROBERT L &	2	96,524	0	9,145	794.00																																															
2014	2014-660001825	WRIGHT, ROBERT L &	2	86,654	0	8,709	782.00																																															
2013	2013-660001825	WRIGHT, ROBERT L &	2	83,593	0	8,295	699.00																																															



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Lot Data	Square-Foot - NBHD 1057 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	3.7613	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	163,843.00 x .29 = 48,015	
Factor Value		
Adjustments	2.4071	
Lot Value	115,575	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,008 / 1,008
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	STANDARD -
Year/Eff Age	1983 / 22



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	115,315	114.40	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	118.37	Total Misc Impr	+	13,015			
Roofing Adj	+ 6.06	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	157,330			
Heat/Cool Adj	+ 12.64	Depreciation (26%)	-	40,906			
Plumbing Adj	+ 6.10	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	116,424			
Adj Base Cost	= 143.17	Lot Value	+	115,575			
Total Area	x 1,008	Indicated Value	=	231,999			
Adjusted Cost	= 144,315	Value Per SqFt		230.16			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,424		
Lot Value	115,575		
Indicated Value	231,999	230.16	Per SqFt
Agland Value			
Site Improvements	11,484		
Total Value	243,483	241.55	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	4736	22x4		88	26.65		2,345
PRCH	SLAB PORCH - COVERED	4737	16x12		192	26.33		5,055



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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	1	Crawl	10	1 St/Cr	1,008	1.000	1,008
2	M	PRCH		10	SLBC	88	1.000	88
3	M	PRCH		10	SLBC	192	1.000	192
Total Building Area						1,008		1,008



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x8x6	Plank	Formed Metal	64
	Qual	3	Cond 3	Year 2000	Eff Age 20	

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (33.35 x 64)	2,134		2,134	1,259	875

	BNGP	Barn - General Purpose	34x26x10	Dirt	Formed Metal	884
	Qual	3	Cond 3	Year 2000	Eff Age 20	

Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (23.53 x 884)	20,801		20,801	10,192	10,609