



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 06:07:23
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Assessment Data					Primary Image									
Account	660002149													
Parcel ID	20N17E-03-1-00000-000-0000													
Cadastral ID	03-20-17-00110													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	6 - MAYES/NO FIRE													
Name ID	142764													
SIMMONS, SHERYL														
413 S 12TH ST MCALESTER OK 74501-0000														
Parcel Location														
Situs	25002 S 4230 RD													
Subdivision														
Lot/Block	/	Parcel Size	1 - Acres											
Sec/Twn/Rng	3 / 20 / 17 / 1													
Neighborhood	2017 - UNPLATTED LAND													
School District	S032 - MAYES SCHOOLS													
Legal Description Lat/Long: 36.24885221 -95.47598455														
N 290.4', E 150' LOT 1														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	87.300	Current Tax						
Remove Cap	0	Land Value	31,230	21,885	11%	2,407	Assessed	2,860	249.68					
Year Frozen	0	Improvements	0	0		0	Penalty	0						
Uncapped Value	0	Mobile Home	4,842	4,118		453	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	36,072	26,003		2,860	Total Taxable	1,860	162.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002149	SIMMONS, SHERYL	6	35,947	1000	1,777	155.00							
2024	2024-660002149	SIMMONS, SHERYL	6	35,422	1000	1,696	149.00							
2023	2023-660002149	SIMMONS, SHERYL	6	30,192	1000	1,618	145.00							
2022	2022-660002149	SIMMONS, SHERYL	6	29,826	1000	1,542	135.00							
2021	2021-660002149	SIMMONS, SHERYL	6	30,088	1000	1,468	135.00							
2020	2020-660002149	SIMMONS, SHERYL	6	30,483	1000	1,396	121.00							
2019	2019-660002149	SIMMONS, SHERYL	6	26,445	1000	1,326	113.00							
2018	2018-660002149	SIMMONS, SHERYL	6	20,531	1000	1,258	106.00							
2017	2017-660002149	SIMMONS, SHERYL	6	21,551	1000	1,298	111.00							
2016	2016-660002149	SIMMONS, SHERYL	6	20,287	1000	1,232	106.00							
2015	2015-660002149	SIMMONS, SHERYL	6	20,049	1000	1,205	106.00							
2014	2014-660002149	SIMMONS, SHERYL	6	20,049	1000	1,205	107.00							
2013	2013-660002149	SIMMONS, SHERYL	6	20,117	1000	1,213	92.00							



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Lot Data		Square-Foot - NBHD 2017 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.1117							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	48,428.00 x .64 = 31,230							
Factor Value				660002149_001.JPG	12/8/2025			
Adjustments	1.0000			GRM Approach				
Lot Value	31,230			GRM Code				
Residential Data				Gross Rent 0.00				
Type				Indicated Value				
Condition	-			Multiple Regression				
Quality	-			MRA Code				
Architecture				Adusted R				
Style				Indicated Value				
Exterior Wall				Direct Comparables				
Base/Total Area /				Selection Model 1 Res				
Style				Adjustment Model A2 AO Test				
HVAC				Comparables				
Roof Cover				Indicated Value				
Area on Slab				Value Reconciliation				
Fixture/RghIn /				Selected Approach Cost Approach				
Bed/F/H Bath / /				Improvements				
Basement Area				Lot Value 31,230				
Garage Type				Indicated Value 31,230 0.00 Per SqFt				
Remodel				Agland Value				
Year/Eff Age /				Site Improvements				
Cost Approach				Total Value 31,230 0.00 Total Value Per SqFt				
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	+ 31,230					
Total Area	x	Indicated Value	= 31,230					
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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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	

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-6-25\IMG 6/25/2021

Residential Data	
Type	6 Mobile Home 60 x 14
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	840 / 840
Style	100% Single Wide
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 41

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	33.93	Total Misc Impr	+	1,988	
Roofing Adj	+ 2.81	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	40,351	
Heat/Cool Adj	+ 0.00	Depreciation (88%)	-	35,509	
Plumbing Adj	+ 8.93	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	4,842	
Adj Base Cost	= 45.67	Lot Value	+		
Total Area	x 840	Indicated Value	=	4,842	
Adjusted Cost	= 38,363	Value Per SqFt		5.76	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	4,842		
Lot Value			
Indicated Value	4,842	5.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	4,842	5.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	Enclosed Porch - Kneewall Screen	150844	16x8		128	15.53		1,988



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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	13		10	Singlewide	840	1.000	840
2	M	EPKS		10	Screen Porch	128	1.000	128
Total Building Area						840		840