



# 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	660002153													
Parcel ID	20N17E-03-1-00000-000-0000													
Cadastral ID	03-20-17-00500													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	6 - MAYES/NO FIRE													
Name ID	142794													
SHARP, BILL A &														
BETTY														
25452 S 4230 RD														
INOLA OK 74036-0000														
Parcel Location														
Situs	25452 S 4230 RD													
Subdivision														
Lot/Block	/	Parcel Size	15.85 - Acres											
Sec/Twn/Rng	3 / 20 / 17 / 1													
Neighborhood	2017 - UNPLATTED LAND													
School District	S032 - MAYES SCHOOLS													
Legal Description														
Lat/Long: 36.24304169 -95.47807830														
BEG SE/C S2 SE NE; W 1315'; N 644'; E 372'; S TO A PT 478' N OF S/L OF S2 SE NE; E 943', S 478' TO POB														
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" style="height: 100px;"> </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										
832/35			61,500	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	87.300	Current Tax						
Remove Cap	0	Land Value	197,514	62,596	11%	6,886	Assessed	12,976						
Year Frozen	2009	Improvements	174,707	55,369		6,090	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	372,221	117,965		12,976	Total Taxable	11,976						
1,046.00														
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002153	SHARP, BILL A &	6	346,285	1000	11,976	1,046.00							
2024	2024-660002153	SHARP, BILL A &	6	351,735	1000	11,977	1,049.00							
2023	2023-660002153	SHARP, BILL A &	6	203,091	1000	11,976	1,072.00							
2022	2022-660002153	SHARP, BILL A &	6	205,254	1000	11,976	1,047.00							
2021	2021-660002153	SHARP, BILL A &	6	213,467	1000	11,976	1,100.00							
2020	2020-660002153	SHARP, BILL A &	6	212,506	1000	11,976	1,041.00							
2019	2019-660002153	SHARP, BILL A &	6	199,280	1000	11,976	1,024.00							
2018	2018-660002153	SHARP, BILL A &	6	197,037	1000	11,976	1,009.00							
2017	2017-660002153	SHARP, BILL A &	6	195,813	1000	11,976	1,027.00							
2016	2016-660002153	SHARP, BILL A &	6	191,858	1000	11,976	1,034.00							
2015	2015-660002153	SHARP, BILL A &	6	185,522	1000	11,976	1,056.00							
2014	2014-660002153	SHARP, BILL A &	6	188,364	1000	11,977	1,068.00							
2013	2013-660002153	SHARP, BILL A &	6	182,957	1000	11,976	906.00							



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Lot Data	Square-Foot - NBHD 2017 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 15.85 <b>Non-Ag Acres</b> 15.2473 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 664,172.00 x .30 = 197,514 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 197,514		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	1,140 / 1,712
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,140
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	624 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1978 / 36

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 231,176 135.03 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.68	<b>Total Misc Impr</b>	+ 25,377	<b>Roofing Adj</b>	+ 3.39	<b>Garage Cost</b>	+ 23,768
<b>Subfloor Adj</b>	+ -1.59	<b>Total RCN</b>	= 263,470	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	- 113,292
<b>Plumbing Adj</b>	+ 9.07	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 150,178
<b>Adj Base Cost</b>	= 125.19	<b>Lot Value</b>	+ 197,514	<b>Total Area</b>	x 1,712	<b>Indicated Value</b>	= 347,692
		<b>Value Per SqFt</b>	203.09	<b>Adjusted Cost</b>	= 214,325		

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 150,178 <b>Lot Value</b> 197,514 <b>Indicated Value</b> 347,692 203.09 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 24,529 <b>Total Value</b> 372,221 217.42 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	5899	35x22		770	24.83		19,119
PATO	Patio - Open	186867	28x2		56	11.48		643





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	8x8x8	Plank	Composition Shingle	64	
	Qual	2	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (26.90 x 64)		1,722		1,722	792	930
	UTIL	Utility Building	28x60x8	Concrete	Composition Shingle	1,680	
	Qual	3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (26.97 x 1,680)		45,310		45,310	22,202	23,108
	LOAF	LOAFING SHED	12x30x8	Dirt	Formed Metal	360	
	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>	<b>RCNLD</b>	
	Base Cost (6.82 x 360)		2,455		2,455	1,964	491