



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 660002928 Parcel ID 000000-00-0-50020-001-0002 Cadastral ID 04-19-17-04760 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 19 - INOLA OT Name ID 304547 YANT, TIMOTHY W & AMBER L 223 B ST NE INOLA OK 74036-0000 Parcel Location Situs 00223 B ST Subdivision FLEMING I Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 19 / 17 / 5 Neighborhood 1205 - R-V03-SE INOLA School District S005 - INOLA SCHOOLS					<p>660002928_001.JPG 11/14/2025</p>																																																	
Legal Description Lat/Long: 36.15560261 -95.50940221																																																						
LOT 2 BLOCK 1 FLEMING I					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																																													
					2163/648	PRIMACY RELOCATION LLC	12/31/2010	103,500	YES																																													
					2163/647	BALLARD, MELODIE WALKER &	12/29/2010	99,000																																														
					1977/665	GABLE, DORAN	09/08/2008	0	4																																													
					1460/483	HOLDER, RAYMOND C &	03/21/2003	93,000	YES																																													
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>2011</td> <td>Land Value 22,875</td> <td>16,096</td> <td>11%</td> <td>1,771</td> <td>Assessed</td> <td>13,662</td> <td>1,093.78</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 108,102</td> <td>108,102</td> <td> </td> <td>11,891</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 130,977</td> <td>124,198</td> <td> </td> <td>13,662</td> <td>Total Taxable</td> <td>13,662</td> <td>1,094.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	Remove Cap	2011	Land Value 22,875	16,096	11%	1,771	Assessed	13,662	1,093.78	Year Frozen	0	Improvements 108,102	108,102		11,891	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 130,977	124,198		13,662	Total Taxable	13,662	1,094.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660002928	YANT, TIMOTHY W &	19	127,801	0	13,012	1,042.00																																															
2024	2024-660002928	YANT, TIMOTHY W &	19	133,155	0	12,392	996.00																																															
2023	2023-660002928	YANT, TIMOTHY W &	19	107,288	0	11,802	951.00																																															
2022	2022-660002928	YANT, TIMOTHY W &	19	103,964	0	11,436	928.00																																															
2021	2021-660002928	YANT, TIMOTHY W &	19	109,676	0	12,064	967.00																																															
2020	2020-660002928	YANT, TIMOTHY W &	19	109,189	0	11,988	968.00																																															
2019	2019-660002928	YANT, TIMOTHY W &	19	103,793	0	11,417	943.00																																															
2018	2018-660002928	YANT, TIMOTHY W &	19	108,477	0	11,932	996.00																																															
2017	2017-660002928	YANT, TIMOTHY W &	19	107,539	0	11,829	995.00																																															
2016	2016-660002928	YANT, TIMOTHY W &	19	104,724	0	11,520	980.00																																															
2015	2015-660002928	YANT, TIMOTHY W &	19	103,710	0	11,408	990.00																																															
2014	2014-660002928	YANT, TIMOTHY W &	19	105,786	0	11,542	1,036.00																																															
2013	2013-660002928	YANT, TIMOTHY W &	19	99,931	0	10,992	926.00																																															



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Lot Data	Square-Foot - NBHD 1205 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2235	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,734.00 x 2.35 = 22,875	
Factor Value		
Adjustments	1.0000	
Lot Value	22,875	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,341 / 1,341
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,341
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	144,688 107.90 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	166,600 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.33	Total Misc Impr	+ 10,404				
Roofing Adj	+ 4.54	Garage Cost	+ 15,678				
Subfloor Adj	+ -1.18	Total RCN	= 203,966				
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 95,864				
Plumbing Adj	+ 10.49	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 108,102				
Adj Base Cost	= 132.65	Lot Value	+ 22,875				
Total Area	x 1,341	Indicated Value	= 130,977				
Adjusted Cost	= 177,884	Value Per SqFt	97.67				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	108,102
Lot Value	22,875
Indicated Value	130,977 97.67 Per SqFt
Agland Value	
Site Improvements	
Total Value	130,977 97.67 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	7373		170	170	23.68		4,026
PATO	SLAB PORCH - OPEN	7374	12x10		120	10.68		1,282



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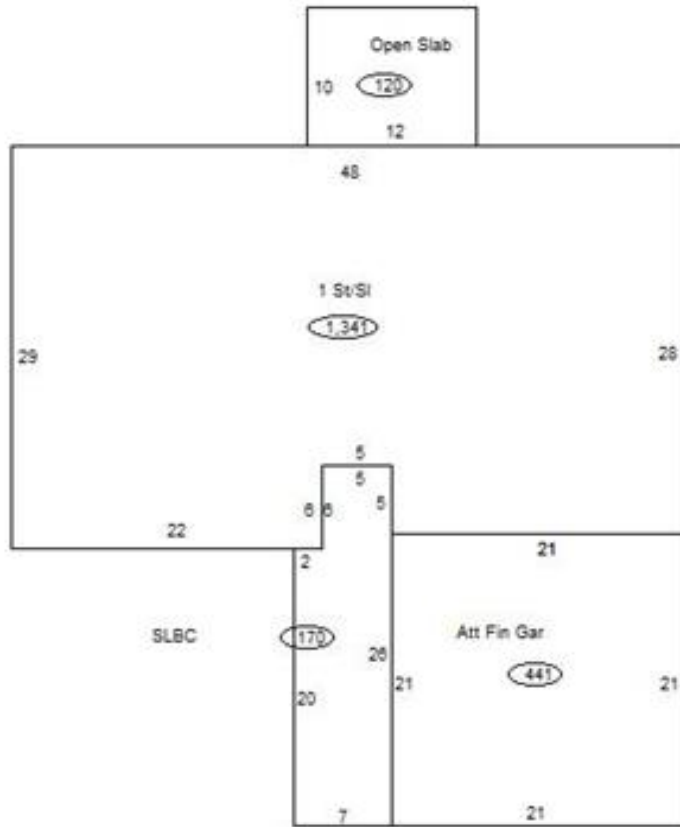
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Sketch Image

660002928



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,341	1.000	1,341
2	G	5		13	Att Fin Gar	441	1.000	441
3	M	PRCH		13	SLBC	170	1.000	170
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,341		1,341