



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:01:04  
Page 1

Assessment Data					Primary Image				
Account	660003589								
Parcel ID	000000-00-0-50090-001-0007								
Cadastral ID	05-19-17-03740								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	19 - INOLA OT								
Name ID	325143								
TITSWORTH, TIMOTHY									
27 ROPING ST INOLA OK 74036-9349									
Parcel Location									
Situs	00027 ROPING ST								
Subdivision	MARTINS RANCH ACRES								
Lot/Block	0007 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	5 / 19 / 17 / 5								
Neighborhood	1206 - R-V03-SE INOLA								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.15016942 -95.52117746									
Building Permits									
LOT 7 BLOCK 1 MARTINS RANCH ACRES									
Number	Description	Opened	Closed	Amount					
R14	R14-NEW 30X60 1800 SQ FT BUILDING	02/2013	01/2014	5,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2725/344	RASH, CARL Z	07/20/2018	150,000	YES
					1833/26	GEILENFELD, DONA M	12/15/2006	94,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2019	Land Value	79,177	53,187	11%	5,851	Assessed	21,525 1,723.29	
Year Frozen	0	Improvements	221,272	142,498		15,674	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	300,449	195,685		21,525	Total Taxable	21,525 1,723.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003589	TITSWORTH, TIMOTHY	19	221,287	0	20,501	1,641.00		
2024	2024-660003589	TITSWORTH, TIMOTHY	19	227,724	0	19,524	1,570.00		
2023	2023-660003589	TITSWORTH, TIMOTHY	19	169,041	0	18,595	1,498.00		
2022	2022-660003589	TITSWORTH, TIMOTHY	19	163,769	0	18,015	1,461.00		
2021	2021-660003589	TITSWORTH, TIMOTHY	19	163,043	0	17,935	1,437.00		
2020	2020-660003589	TITSWORTH, TIMOTHY	19	163,144	0	17,892	1,445.00		
2019	2019-660003589	TITSWORTH, TIMOTHY	19	154,913	0	17,040	1,408.00		
2018	2018-660003589	TITSWORTH, TIMOTHY	19	141,560	0	15,572	1,300.00		
2017	2017-660003589	RASH, CARL Z	19	140,936	0	15,503	1,304.00		
2016	2016-660003589	RASH, CARL Z	19	138,037	0	15,062	1,281.00		
2015	2015-660003589	RASH, CARL Z	19	136,475	0	14,345	1,245.00		
2014	2014-660003589	RASH, CARL Z	19	137,908	0	13,662	1,227.00		
2013	2013-660003589	RASH, CARL Z	19	92,692	0	10,196	859.00		



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Date 04/17/2026  
 Time 07:01:04  
 Page 2

Lot Data	Square-Foot - NBHD 1206 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9745 <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> 42,451.00 x 1.87 = 79,177 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 79,177		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,718 / 1,718
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	10 /
<b>Bed/F/H Bath</b>	3 / 1.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1969 / 43

660003589	11/13/25
660003589_001.JPG	12/6/2025

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>	234,824	136.68	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	3		
<b>Indicated Value</b>	170,280		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.92	<b>Total Misc Impr</b>	+	1,206			
<b>Roofing Adj</b>	+ 4.93	<b>Garage Cost</b>	+				
<b>Subfloor Adj</b>	+ 1.13	<b>Total RCN</b>	=	214,135			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 51%)</b>	-	109,209			
<b>Plumbing Adj</b>	+ 7.49	<b>Lump Sums</b>	+	3,760			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	108,686			
<b>Adj Base Cost</b>	= 123.94	<b>Lot Value</b>	+	79,177			
<b>Total Area</b>	x 1,718	<b>Indicated Value</b>	=	187,863			
<b>Adjusted Cost</b>	= 212,929	<b>Value Per SqFt</b>		109.35			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	108,686		
<b>Lot Value</b>	79,177		
<b>Indicated Value</b>	187,863	109.35	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	112,586		
<b>Total Value</b>	300,449	174.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2018	1	0.00	
PRCH	SLAB PORCH - COVERED	8822	10x5			50	24.11	1,206
WODO	Wood Deck - Open	8823	14x12			168	22.38	3,760



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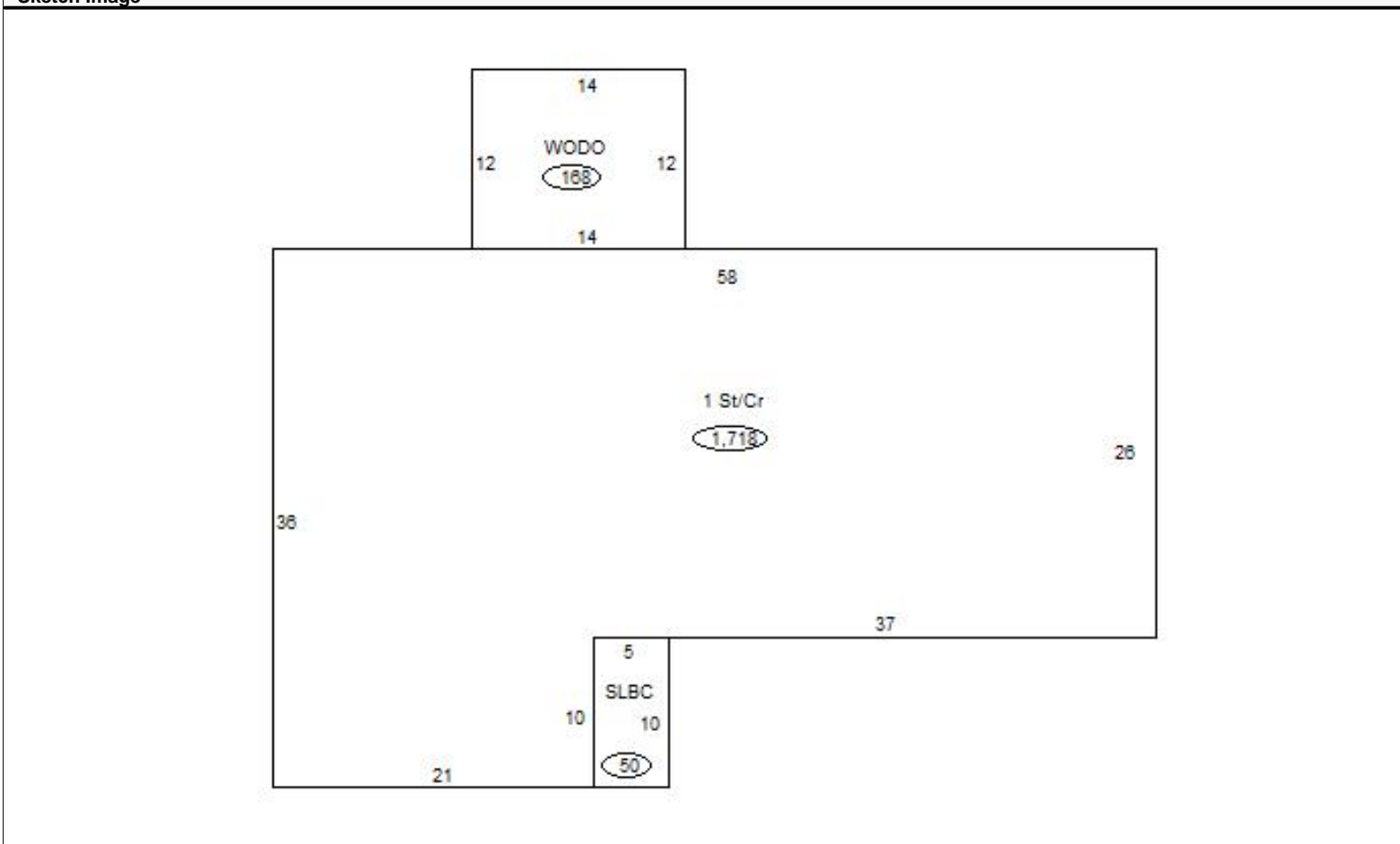
Date 04/17/2026

Time 07:01:04

Page 3

Sketch Image

660003589



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,718	1.000	1,718
2	M	PRCH		13	SLBC	50	1.000	50
3	M	WODO		13	WODO	168	1.000	168
<b>Total Building Area</b>						1,718		1,718



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Date 04/17/2026  
 Time 07:01:05  
 Page 4

660003589

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNTO	Lean To - Attached	60x10x8	Concrete	Formed Metal	600
	Qual 3	Cond 3	Year 2020	Eff Age 5		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (31% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (13.12 x 600)	7,872	7,872	2,440	5,432
	UTIL	Utility Building HAS APT UPSTAIRS	60x30x12	Concrete	Formed Metal	1,800
	Qual 4	Cond 4	Year 2013	Eff Age 8		
		Residential Living Area	Area 900			66,573
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (33.05 x 1,800)	59,490	126,063	18,909	107,154