



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	660003643				<p>660003643 12/08/25</p> <p>660003643_002.JPG 12/8/2025</p>																																		
Parcel ID	20N17E-05-1-00000-000-0000																																						
Cadastral ID	05-20-17-00120																																						
Property Type	REAL - Real Property																																						
Property Class	RR	VI Area 3																																					
Tax Area	5 - JUSTUS RURAL/NO FIRE																																						
Name ID	324022																																						
POWERS, DALTON J																																							
25045 S 4205 RD																																							
INOLA OK 74036-0000																																							
Parcel Location																																							
Situs	25045 S 4205 RD																																						
Subdivision																																							
Lot/Block	/	Parcel Size	1.25 - Acres																																				
Sec/Twn/Rng	5 / 20 / 17 / 1																																						
Neighborhood	2017 - UNPLATTED LAND																																						
School District	S009 - JUSTUS-TIAWAH SCHOOLS																																						
Legal Description																																							
Lat/Long: 36.24806001 -95.51775923																																							
S 308.40' N 616.80' E 176.59' W 882.95' GOV'T LOT 2																																							
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> <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																														
Number	Description	Opened	Closed	Amount																																			
Exemptions																																							
Code	Type	Active	Maximum	Exemption																																			
Sale History																																							
Bk/Pg	Grantor	Date	Price	Code																																			
2698/295	DOUGLAS, ROBERT L	03/16/2018	120,000	YES																																			
2388/204	SEC OF HUD	03/07/2014	0	1																																			
2350/528	BOWMAN, DENNY W &	06/20/2013	0	10																																			
1707/259	MO-JO PROPERTIES LLC	08/25/2005	75,000	YES																																			
1659/32	SECRETARY OF HUD / FIRST-PRESTO	02/25/2005	0	1																																			
1627/1	JONES, BRIGETTE & CHARLES	09/28/2004	0	10																																			
Parcel Valuation																																							
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax																															
Remove Cap	2019	Land Value	33,763	32,721	11%	3,599	Assessed	16,480	1,368.66																														
Year Frozen	0	Improvements	122,903	117,105		12,881	Penalty	0																															
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																														
TIF Project ID	0	Total Value	156,666	149,826		16,480	Total Taxable	16,480	1,369.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																
2025	2025-660003643	POWERS, DALTON J	5	142,692	0	15,697	1,304.00																																
2024	2024-660003643	POWERS, DALTON J	5	149,016	0	16,146	1,347.00																																
2023	2023-660003643	POWERS, DALTON J	5	139,786	0	15,376	1,280.00																																
2022	2022-660003643	POWERS, DALTON J	5	135,799	0	14,938	1,243.00																																
2021	2021-660003643	POWERS, DALTON J	5	134,305	0	14,774	1,253.00																																
2020	2020-660003643	POWERS, DALTON J	5	132,664	0	14,158	1,199.00																																
2019	2019-660003643	POWERS, DALTON J	5	122,573	0	13,483	1,168.00																																
2018	2018-660003643	POWERS, DALTON J	5	73,756	0	8,113	703.00																																
2017	2017-660003643	DOUGLAS, ROBERT L	5	70,494	0	7,754	632.00																																
2016	2016-660003643	DOUGLAS, ROBERT L	5	69,005	0	7,590	647.00																																
2015	2015-660003643	DOUGLAS, ROBERT L	5	66,694	0	7,337	620.00																																
2014	2014-660003643	DOUGLAS, ROBERT L	5	68,687	0	7,556	648.00																																
2013	2013-660003643	SEC OF HUD	5	87,222	0	9,595	836.00																																




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Lot Data	Square-Foot - NBHD 2017 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 54,460.00 x .62 = 33,763 Factor Value Adjustments 1.0000 Lot Value 33,763		 <p>660003643 12/08/25</p> <p>660003643_002.JPG 12/8/2025</p>

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	1,144 / 1,144
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,144
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	304 Carport - Gable Roof 1 Stalls
Remodel	
Year/Eff Age	1987 / 29



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	154,503	135.06	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	107.32	Total Misc Impr	+	2,277	
Roofing Adj	+ 4.54	Garage Cost	+	2,462	
Subfloor Adj	+ -1.19	Total RCN	=	154,900	
Heat/Cool Adj	+ 11.47	Depreciation (39%)	-	60,411	
Plumbing Adj	+ 9.12	Lump Sums	+	4,909	
Basement Adj	+ 0.00	RCNLD	=	99,398	
Adj Base Cost	= 131.26	Lot Value	+	33,763	
Total Area	x 1,144	Indicated Value	=	133,161	
Adjusted Cost	= 150,161	Value Per SqFt		116.40	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,398		
Lot Value	33,763		
Indicated Value	133,161	116.40	Per SqFt
Agland Value			
Site Improvements	23,505		
Total Value	156,666	136.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2016	1	0.00		
PRCH	SLAB PORCH - COVERED	8992	19x5		95	23.97		2,277
WODC	WOOD DECK - COVERED	136122	14x8		112	43.83		4,909



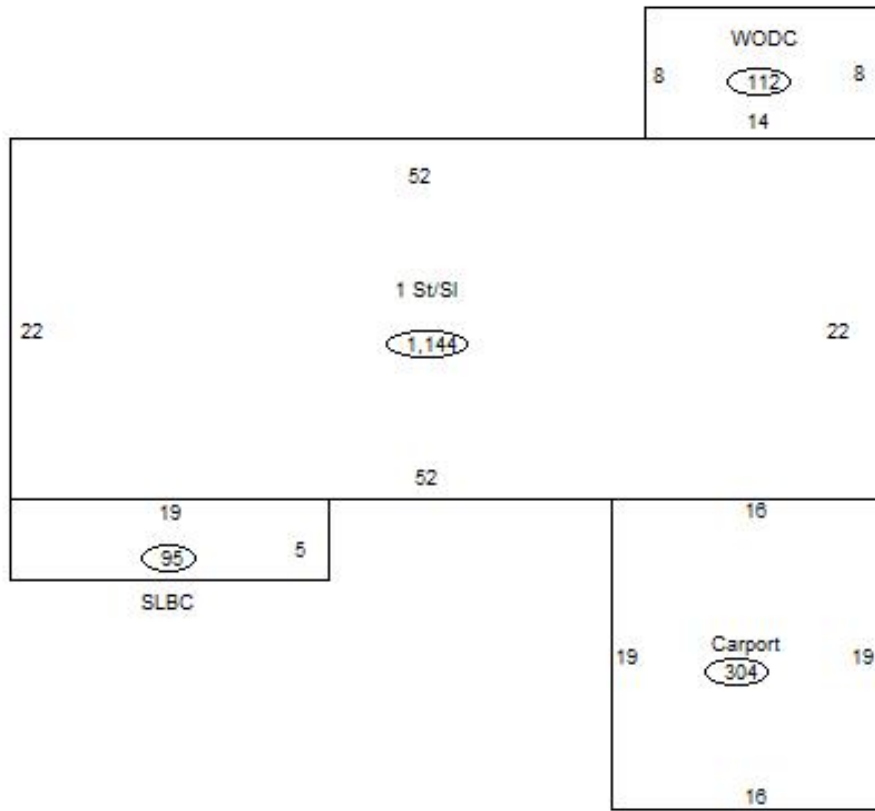
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,144	1.000	1,144
2	M	PRCH		13	SLBC	95	1.000	95
3	M	WODC		13	WODC	112	1.000	112
4	G	3		13	Carport	304	1.000	304
Total Building Area						1,144		1,144



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x30x8	Concrete	Formed Metal	900
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary Base Cost (31.86 x 900) 28,674		Modifier Total	RCN 28,674	Depr (25% Phys/ % Func) 7,169	RCNLD 21,505
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual	0	Cond	Year 0	Eff Age 0	
	Valuation Summary Base Cost (6.25 x 320) 2,000		Modifier Total	RCN 2,000	Depr (0% Phys/ 0% Func)	RCNLD 2,000