



# 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	660018051				<p>660018051_001.JPG 11/16/2025</p>									
Parcel ID	000000-00-0-00537-001-0011													
Cadastral ID	20-19-17-01600													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	309098													
SIMMONDS, TODD & STEPHENIE														
17405 TRACY RD INOLA OK 74036-0000														
Parcel Location														
Situs	17405 E TRACY RD													
Subdivision	NORMA JEAN ACRES													
Lot/Block	0011 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	20 / 19 / 17 / 5													
Neighborhood	1143 - R-V03-SE INOLA													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.11070277 -95.52166201														
Building Permits														
LOT 11 BLOCK 1 NORMA JEAN ACRES														
<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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	2304/758	SANDERS, JERRY H	02/08/2013	235,000	YES					
					954/854	SELLER	04/25/1994	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2014	Land Value	100,908	53,648	11%	5,901	Assessed	32,444	2,597.47					
Year Frozen	0	Improvements	283,854	241,298		26,543	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00					
TIF Project ID	0	Total Value	384,762	294,946		32,444	Total Taxable	31,444	2,517.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660018051	SIMMONDS, TODD & STEPHENIE			2	352,978	1000	30,498	2,442.00					
2024	2024-660018051	SIMMONDS, TODD & STEPHENIE			2	366,247	1000	29,581	2,379.00					
2023	2023-660018051	SIMMONDS, TODD & STEPHENIE			2	269,919	1000	28,691	2,311.00					
2022	2022-660018051	SIMMONDS, TODD & STEPHENIE			2	270,552	1000	28,761	2,333.00					
2021	2021-660018051	SIMMONDS, TODD & STEPHENIE			2	265,686	1000	28,226	2,262.00					
2020	2020-660018051	SIMMONDS, TODD & STEPHENIE			2	261,498	1000	27,678	2,236.00					
2019	2019-660018051	SIMMONDS, TODD & STEPHENIE			2	253,109	1000	26,842	2,218.00					
2018	2018-660018051	SIMMONDS, TODD & STEPHENIE			2	258,258	1000	26,803	2,238.00					
2017	2017-660018051	SIMMONDS, TODD & STEPHENIE			2	245,394	1000	25,994	2,187.00					
2016	2016-660018051	SIMMONDS, TODD & STEPHENIE			2	239,887	1000	25,388	2,160.00					
2015	2015-660018051	SIMMONDS, TODD & STEPHENIE			2	233,086	1000	24,640	2,138.00					
2014	2014-660018051	SIMMONDS, TODD & STEPHENIE			2	237,047	1000	25,075	2,251.00					
2013	2013-660018051	SIMMONDS, TODD & STEPHENIE			2	179,520	1000	17,721	1,493.00					



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Lot Data		Square-Foot - NBHD 1143 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	9.84				
Non-Ag Acres	9.8326				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value	428,310.00 x .24 = 100,908				
Factor Value					
Adjustments	1.0000				
Lot Value	100,908				
<b>Residential Data</b>				660018051_001.JPG 11/16/2025	
Type	1 Single Family Residence			<b>GRM Approach</b>	
Condition	4 - Good			GRM Code	
Quality	3.5 - Average			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% 1 1/2 Story Finished			<b>Multiple Regression</b>	
Exterior Wall	100% Veneer, Stone			MRA Code 1 Test	
Base/Total Area	1,262 / 2,182			Adusted R 0.8445	
Style	100% 1 1/2 Story Finished			Indicated Value 325,822 149.32 Per SqFt	
HVAC	100% Warmed & Cooled Air			<b>Direct Comparables</b>	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	1,262			Adjustment Model 1 2022 Residential	
Fixture/RghIn	14 /			Comparables	
Bed/F/H Bath	4 / 2.0 / 1.0			Indicated Value	
Basement Area				<b>Value Reconciliation</b>	
Garage Type	484 Attached Garage - Finished 2 Stalls			Selected Approach Cost Approach	
Remodel				Improvements 218,313	
Year/Eff Age	1983 / 26			Lot Value 100,908	
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 319,221 146.30 Per SqFt	
Base Cost	106.26	Total Misc Impr	+ 8,307	Agland Value	
Roofing Adj	+ 3.42	Garage Cost	+ 24,302	Site Improvements 65,541	
Subfloor Adj	+ -2.21	Total RCN	= 321,048	Total Value 384,762 176.33 Total Value Per SqFt	
Heat/Cool Adj	+ 14.47	Depreciation ( 32%)	- 102,735		
Plumbing Adj	+ 10.25	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 218,313		
Adj Base Cost	= 132.19	Lot Value	+ 100,908		
Total Area	x 2,182	Indicated Value	= 319,221		
Adjusted Cost	= 288,439	Value Per SqFt	146.30		

<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63	6,430
PRCH	SLAB PORCH - COVERED	43450	16x4		64	29.33	1,877



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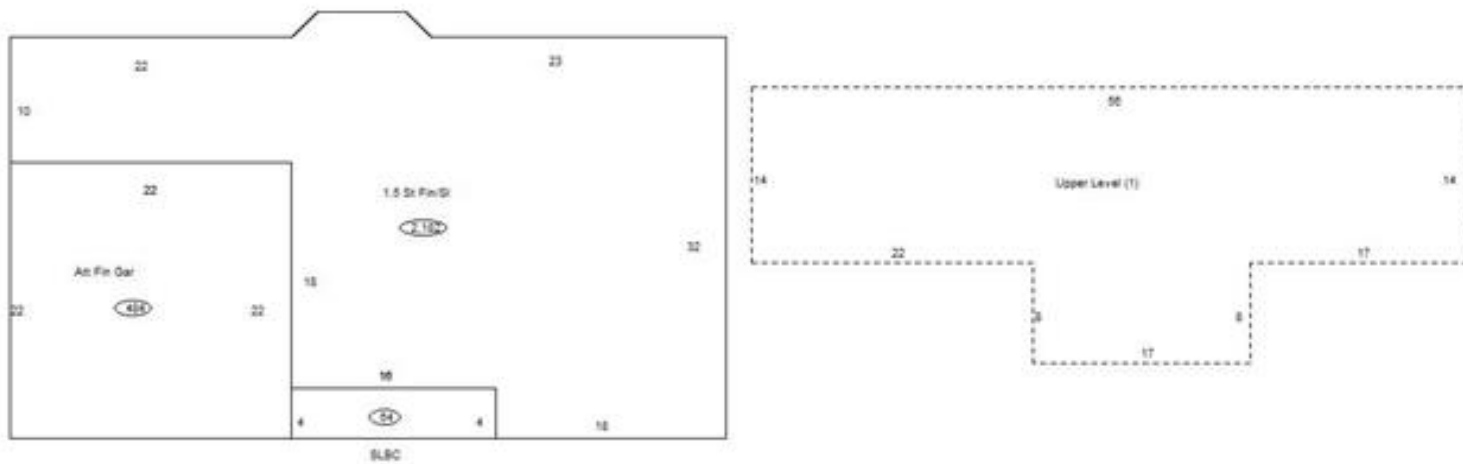
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,262	1.729	2,182
2	G	5		10	Att Fin Gar	484	1.000	484
3	M	PRCH		10	SLBC	64	1.000	64
4	U	^UL		10	Upper Level (1)	920	1.000	920
<b>Total Building Area</b>						<b>1,262</b>		<b>2,182</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	40x50x12	Concrete	Formed Metal	2,000
	Qual 2	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.59 x 2,000)	53,180		53,180	13,295	39,885
	LNT0	LEAN-TO	20x40x10	Concrete	Formed Metal	800
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (11.21 x 800)	8,968		8,968	4,663	4,305
	BNGP	Barn - General Purpose	10x24x10	Dirt	Formed Metal	240
	Qual 2	Cond 2	Year 1990	Eff Age 36		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (62% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.97 x 240)	5,273		5,273	3,269	2,004
	LNT0	LEAN-TO	15x60x10	Dirt	Formed Metal	900
	Qual 3	Cond 3	Year 1985	Eff Age 31		
	<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 900)	6,138		6,138	4,910	1,228
	BNGP	Barn - General Purpose	45x45x12	Dirt	Formed Metal	2,025
	Qual 3	Cond 3	Year 1985	Eff Age 31		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (58% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.14 x 2,025)	40,784		40,784	23,655	17,129
	LNT0	LEAN-TO	15x45x10	Dirt	Formed Metal	675
	Qual 3	Cond 3	Year 1985	Eff Age 31		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.33 x 675)	4,948		4,948	3,958	990