




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:41:28  
Page 1

Assessment Data					Primary Image									
Account	660020293				 <p>660020293_001.JPG 12/9/2025</p>									
Parcel ID	20N17E-24-1-00000-000-0000													
Cadastral ID	24-20-17-00600													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	92 - INOLA/TRI-DISTRICT FIRE													
Name ID	332552													
FROESE, LARRY A & PHYLLIS A														
REVOCABLE TRUST														
28202 S 4250 RD														
INOLA OK 74036-0000														
Parcel Location														
Situs	28202 S 4250 RD													
Subdivision														
Lot/Block	/	Parcel Size	2.5 - Acres											
Sec/Twn/Rng	24 / 20 / 17 / 1													
Neighborhood	2017 - UNPLATTED LAND													
School District	S005 - INOLA SCHOOLS													
Legal Description														
Lat/Long: 36.20279243 -95.44054985														
SE SE NE NE														
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"> </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										
/	FROESE, LARRY A &	10/21/2020	0	WB										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	90.060	Current Tax						
Remove Cap	0	Land Value	700	700	11%	77	Assessed	17,283						
Year Frozen	0	Improvements	189,321	156,419		17,206	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	190,021	157,119		17,283	Total Taxable	16,283						
								1,476.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660020293	FROESE, LARRY A & PHYLLIS A	92	152,543	1000	15,780	1,431.00							
2024	2024-660020293	FROESE, LARRY A & PHYLLIS A	92	159,352	1000	16,450	1,602.00							
2023	2023-660020293	FROESE, LARRY A & PHYLLIS A	92	154,016	1000	15,942	1,555.00							
2022	2022-660020293	FROESE, LARRY A & PHYLLIS A	92	156,748	1000	16,242	1,593.00							
2021	2021-660020293	FROESE, LARRY A & PHYLLIS A	92	164,831	1000	17,131	1,663.00							
2020	2020-660020293	FROESE, LARRY A & PHYLLIS	92	166,089	1000	16,738	1,583.00							
2019	2019-660020293	FROESE, LARRY A & PHYLLIS	92	156,562	1000	16,222	1,564.00							
2018	2018-660020293	FROESE, LARRY A & PHYLLIS	92	162,342	1000	16,858	1,639.00							
2017	2017-660020293	FROESE, LARRY A & PHYLLIS	92	160,784	1000	16,458	1,612.00							
2016	2016-660020293	FROESE, LARRY A & PHYLLIS	92	155,937	1000	15,950	1,577.00							
2015	2015-660020293	FROESE, LARRY A & PHYLLIS	92	150,340	1000	15,456	1,555.00							
2014	2014-660020293	FROESE, LARRY A & PHYLLIS	92	153,678	1000	14,977	1,505.00							
2013	2013-660020293	FROESE, LARRY A & PHYLLIS	92	150,419	1000	14,512	1,377.00							



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Date 04/16/2026  
Time 23:41:28  
Page 2

Lot Data	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 0 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>	

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% One Story
<b>Exterior Wall</b>	70% Veneer, Masonry 30% Frame, Siding, Wood
<b>Base/Total Area</b>	2,156 / 2,156
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 1.0 / 1.0
<b>Basement Area</b>	
<b>Garage Type</b>	1,064 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1974 / 39

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

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

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>	103.18	<b>Total Misc Impr</b>	+ 27,017				
<b>Roofing Adj</b>	+ 4.61	<b>Garage Cost</b>	+ 39,730				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 345,927				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 46%)</b>	- 159,126				
<b>Plumbing Adj</b>	+ 9.06	<b>Lump Sums</b>	+ 2,520				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 189,321				
<b>Adj Base Cost</b>	= 129.49	<b>Lot Value</b>	+ 189,321				
<b>Total Area</b>	x 2,156	<b>Indicated Value</b>	= 189,321				
<b>Adjusted Cost</b>	= 279,180	<b>Value Per SqFt</b>	87.81				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	189,321		
<b>Lot Value</b>			
<b>Indicated Value</b>	189,321	87.81	Per SqFt
<b>Agland Value</b>	700		
<b>Site Improvements</b>			
<b>Total Value</b>	190,021	88.14	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	49486	20x7		140	26.49		3,709
PRCH	SLAB PORCH - COVERED	49487	28x14		392	25.70		10,074
PERG	Pergola	187723	14x12		168	15.00		2,520
EPKS	Enclosed Porch - Kneewall Screen	187724	22x12		264	28.86		7,619



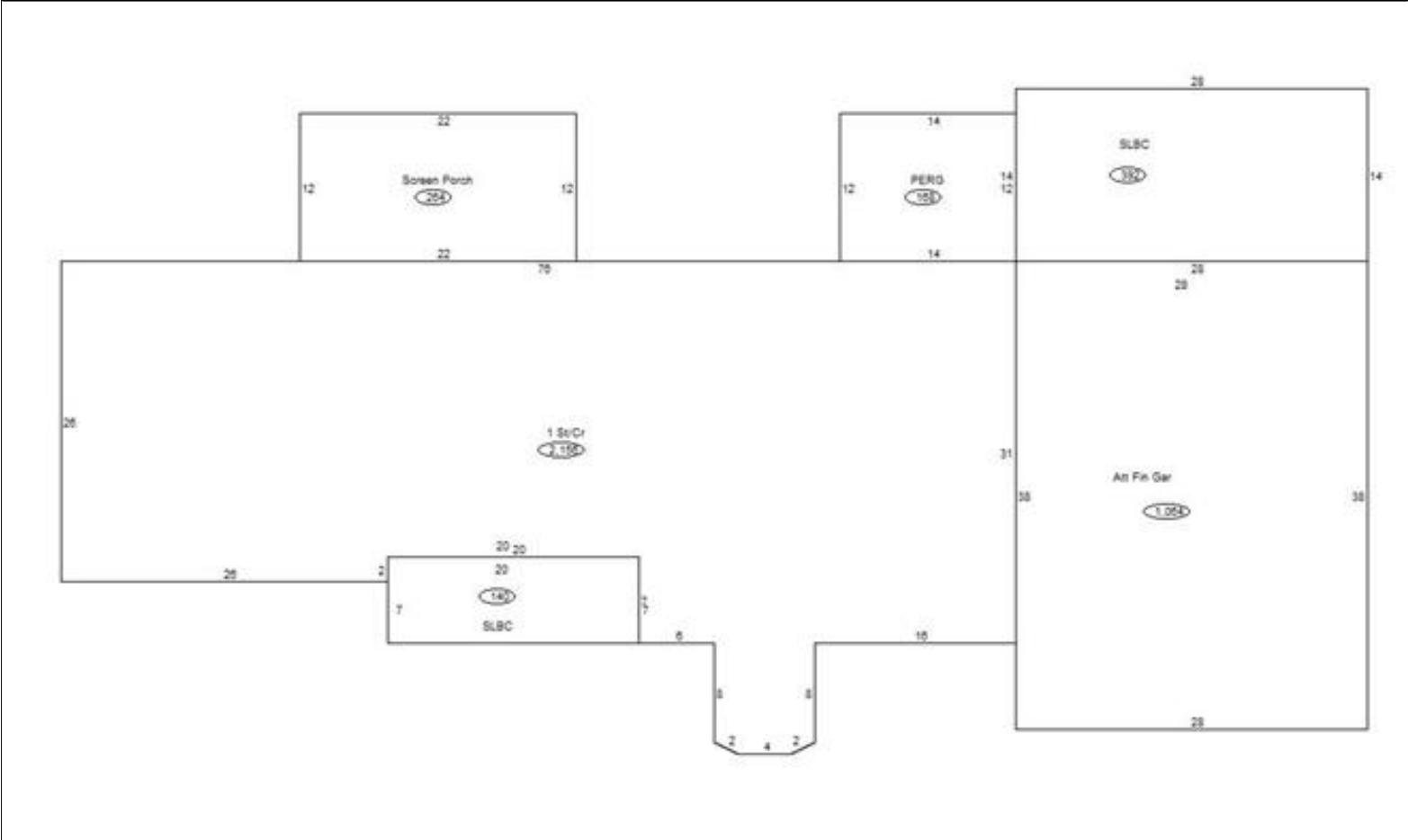
**Rogers**  
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Date 04/16/2026  
 Time 23:41:28  
 Page 3

Sketch Image

660020293



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,156	1.000	2,156
2	M	PRCH		10	SLBC	140	1.000	140
3	M	PRCH		10	SLBC	392	1.000	392
4	G	5		10	Att Fin Gar	1,064	1.000	1,064
5	M	PERG		10	PERG	168	1.000	168
6	M	EPKS		10	Screen Porch	264	1.000	264
<b>Total Building Area</b>						<b>2,156</b>		<b>2,156</b>



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Date 04/16/2026  
Time 23:41:28  
Page 4

### Agland Inventory

660020293

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	CLT LND	80		0	2.500	280	280	700	700
<b>CLT LND Totals</b>						2.500			700	700
<b>Total Agland</b>						2.500			700	700