



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	660023180								
Parcel ID	22N16E-27-4-00000-000-0000								
Cadastral ID	27-22-16-00400								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	9 - SEQUOYAH/ NO FIRE								
Name ID	337955								
KIZER, TINA & DOROTHY DENNIS & PEGGY GRIFFIN & ELLEN YATES									
17770 S 4170 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	17770 S 4170 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.28 - Acres						
Sec/Twn/Rng	27 / 22 / 16 / 4								
Neighborhood	2116 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.35374591 -95.58002425									
Building Permits									
N2 NE SE SE LESS E 234' OF N 90'									
Number	Description	Opened	Closed	Amount					
R2010 10 1	R12-NEW 2300 SQ FT MH	11/2010	05/2011	80,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
A	Add-Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	KIZER, TINA F & DOROTHY DENNIS &	06/03/2022	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax	
Remove Cap	0	Land Value	59,936	25,000	11%	2,750	Assessed	6,940 612.94	
Year Frozen	0	Improvements	38,603	38,089		4,190	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000 -177.00	
TIF Project ID	0	Total Value	98,539	63,089		6,940	Total Taxable	4,940 436.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660023180	KIZER, TINA & DOROTHY DENNIS &	9	93,826	2000	4,738	418.00		
2024	2024-660023180	KIZER, TINA & DOROTHY DENNIS &	9	98,655	2000	4,541	403.00		
2023	2023-660023180	KIZER, TINA & DOROTHY DENNIS &	9	63,570	2000	4,351	395.00		
2022	2022-660023180	KIZER, TINA & DOROTHY DENNIS &	9	63,570	2000	4,166	382.00		
2021	2021-660023180	KIZER, PHILLIP D & CATHY J	9	63,988	0	5,987	528.00		
2020	2020-660023180	KIZER, PHILLIP D & CATHY J	9	63,272	0	5,701	519.00		
2019	2019-660023180	KIZER, PHILLIP D & CATHY J	9	58,357	0	5,430	486.00		
2018	2018-660023180	KIZER, PHILLIP D & CATHY J	9	64,080	0	5,171	469.00		
2017	2017-660023180	KIZER, PHILLIP D & CATHY J	9	63,640	0	4,925	440.00		
2016	2016-660023180	KIZER, PHILLIP D & CATHY J	9	62,379	0	4,691	417.00		
2015	2015-660023180	KIZER, PHILLIP D & CATHY J	9	61,469	0	4,467	407.00		
2014	2014-660023180	KIZER, PHILLIP D & CATHY J	9	61,853	0	4,255	392.00		
2013	2013-660023180	KIZER, PHILLIP D & CATHY J	9	63,146	0	4,052	368.00		



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.2797		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	99,305.00 x .60 = 59,936		
Factor Value			
Adjustments	1.0000		
Lot Value	59,936		



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-1-20\IMG_002; 1/20/2023

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,304 / 1,304
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	4 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1959 / 67

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	73,521	56.38	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	90.85	Total Misc Impr	+ 6,961				
Roofing Adj	+ 4.09	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 139,773				
Heat/Cool Adj	+ 0.76	Depreciation (73%)	- 102,034				
Plumbing Adj	+ 3.84	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 37,739				
Adj Base Cost	= 101.85	Lot Value	+ 59,936				
Total Area	x 1,304	Indicated Value	= 97,675				
Adjusted Cost	= 132,812	Value Per SqFt	74.90				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	37,739		
Lot Value	59,936		
Indicated Value	97,675	74.90	Per SqFt
Agland Value			
Site Improvements	864		
Total Value	98,539	75.57	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	57200	26x8		208	20.64		4,293
EPSW	ENCLOSED PORCH - SOLID WALL	57201	8x6		48	55.59		2,668



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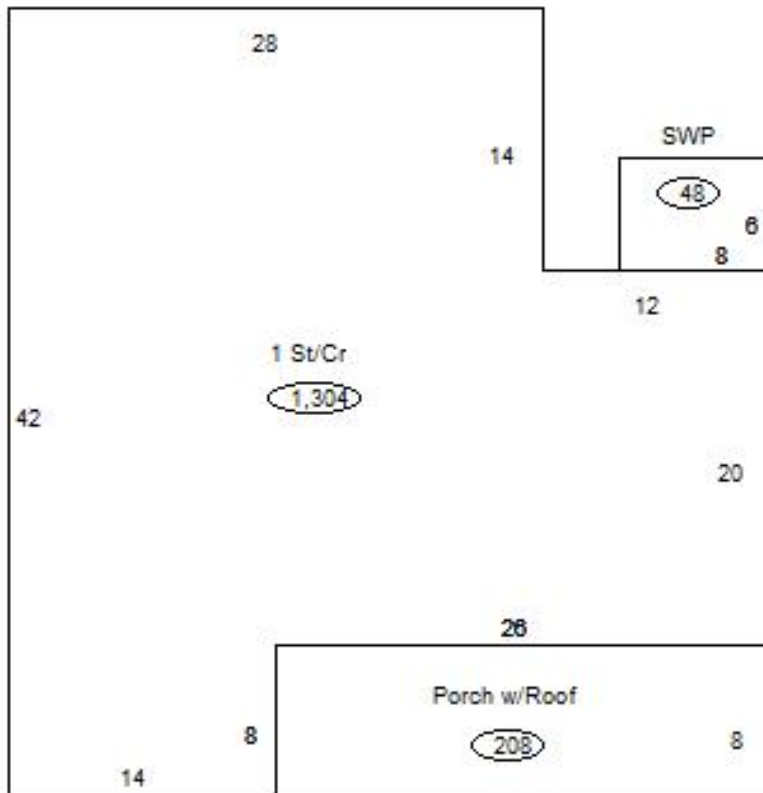
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,304	1.000	1,304
2	M	PRCH		13	SLBC	208	1.000	208
3	M	EPSW		13	EPSW	48	1.000	48
Total Building Area						1,304		1,304



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			216	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 216)		3,456		3,456	2,592	864
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						