



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	660064276				 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0713\IMG_0016. 7/22/2021</p>									
Parcel ID	19N17E-14-3-00000-000-0000													
Cadastral ID	14-19-17-00305													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	260838													
SANDERS, TOMMY M &														
DOROTHY J														
33505 S 4230 RD														
INOLA OK 74036-0000														
Parcel Location														
Situs	33505 S 4230 RD													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	14 / 19 / 17 / 3													
Neighborhood	1917 - UNPLATTED													
School District	S005 - INOLA SCHOOLS													
Legal Description														
Lat/Long: 36.12333986 -95.47471697														
SW NW SW														
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> </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										
1490/277	FOREHAND, MARK	06/18/2003	167,000	YES										
1244/369	FOREHAND, BENNIE GAIL	08/28/2000	0	No										
1025/627	FOREHAND, MARK &	05/09/1996	0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2004	Land Value	1,676	1,676	11%	Assessed	25,857	2,070.11						
Year Frozen	0	Improvements	321,255	233,387		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-80.00						
TIF Project ID	0	Total Value	322,931	235,063		Total Taxable	24,857	1,990.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660064276	SANDERS, TOMMY M &	2	271,427	1000	24,103	1,930.00							
2024	2024-660064276	SANDERS, TOMMY M &	2	249,839	1000	23,373	1,879.00							
2023	2023-660064276	SANDERS, TOMMY M &	2	234,892	1000	22,663	1,825.00							
2022	2022-660064276	SANDERS, TOMMY M &	2	230,638	1000	21,973	1,782.00							
2021	2021-660064276	SANDERS, TOMMY M &	2	202,769	1000	21,304	1,707.00							
2020	2020-660064276	SANDERS, TOMMY M &	2	199,614	1000	20,951	1,692.00							
2019	2019-660064276	SANDERS, TOMMY M &	2	193,748	1000	20,312	1,678.00							
2018	2018-660064276	SANDERS, TOMMY M &	2	199,257	1000	20,918	1,746.00							
2017	2017-660064276	SANDERS, TOMMY M &	2	197,402	1000	20,714	1,743.00							
2016	2016-660064276	SANDERS, TOMMY M &	2	192,775	1000	20,205	1,719.00							
2015	2015-660064276	SANDERS, TOMMY M &	2	187,909	1000	19,670	1,707.00							
2014	2014-660064276	SANDERS, TOMMY M &	2	196,371	1000	19,366	1,739.00							
2013	2013-660064276	SANDERS, TOMMY M &	2	189,910	1000	18,773	1,581.00							



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY FLOOD ZONE	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,306 / 2,217
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,306
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1985 / 25

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	87.83	Total Misc Impr	+	15,196			
Roofing Adj	+ 3.02	Garage Cost	+	22,280			
Subfloor Adj	+ -1.43	Total RCN	=	279,262			
Heat/Cool Adj	+ 12.64	Depreciation (31%)	-	86,571			
Plumbing Adj	+ 7.00	Lump Sums	+	6,072			
Basement Adj	+ 0.00	RCNLD	=	198,763			
Adj Base Cost	= 109.06	Lot Value	+				
Total Area	x 2,217	Indicated Value	=	198,763			
Adjusted Cost	= 241,786	Value Per SqFt		89.65			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	198,763		
Lot Value			
Indicated Value	198,763	89.65	Per SqFt
Agland Value	1,676		
Site Improvements	122,492		
Total Value	322,931	145.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	81347	224		224	20.83		4,666
PRCH	SLAB PORCH - COVERED	81348	603		603	25.20		15,196
WODO	WOOD DECK - OPEN	81352	53		53	29.47	10%	1,406



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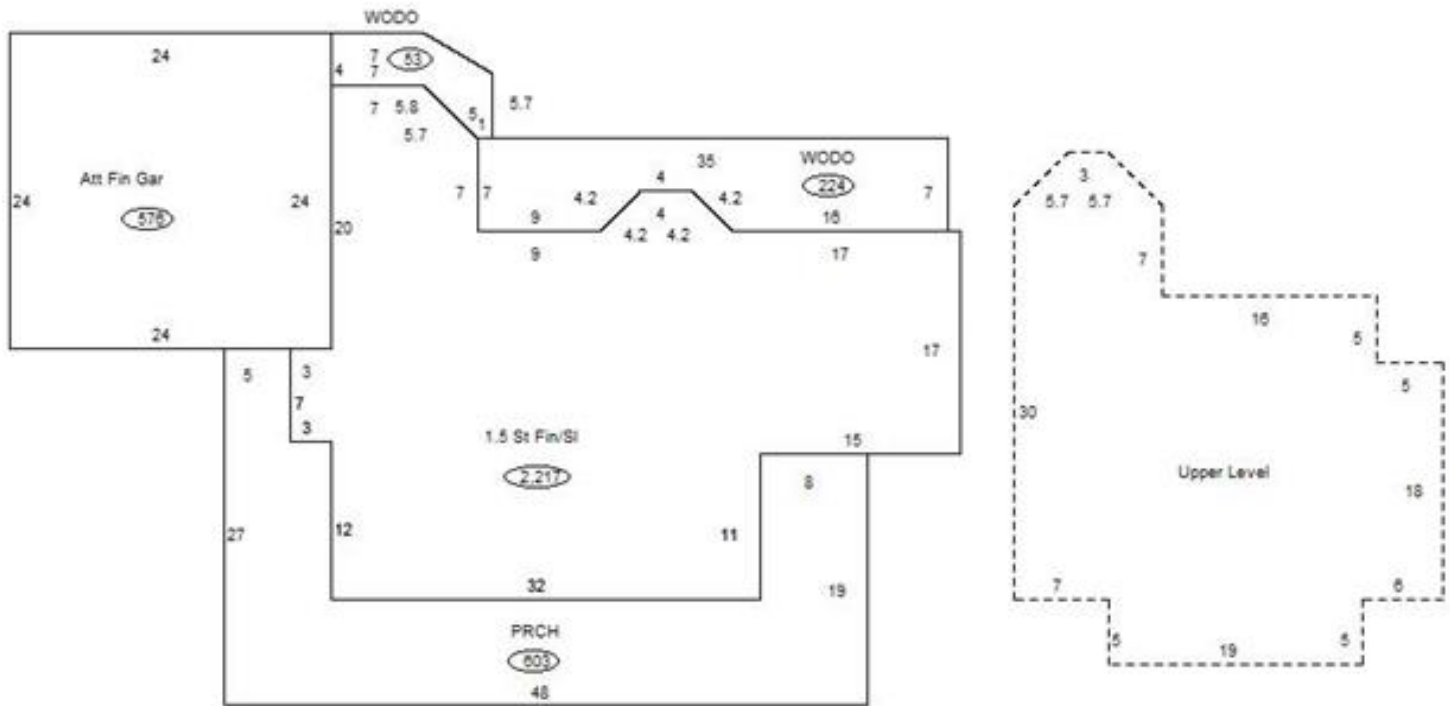
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODO		13	WODO	224	1.000	224
2	M	PRCH		13	PRCH	603	1.000	603
3	G	5		13	Att Fin Gar	576	1.000	576
4	R	5	Slab	13	1.5 St Fin/SI	1,306	1.698	2,217
5	U	^UL	Overhang	13	Upper Level	911	1.000	911
6	M	WODO		13	WODO	53	1.000	53
Total Building Area						1,306		2,217



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
CPRV	Carport - RV		16x12x12	Dirt	Formed Metal	192
Qual	3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (12% Phys/ % Func)	RCNLD	
Base Cost (7.96 x 192)		1,528		1,528	183	1,345
WODO	Wood Deck - Open		30x20x8	Plank		600
Qual	2	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (15.11 x 600)		9,066		9,066	907	8,159
GRNR	Greenhouse - Residential HOOP HOUSE		28x76x10	Dirt	Composition Roll	2,128
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (19% Phys/ % Func)	RCNLD	
Base Cost (3.59 x 2,128)		7,640		7,640	1,452	6,188
LOAF	Loafing Shed		12x20x8	Dirt	Formed Metal	240
Qual	3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (7.12 x 240)		1,709		1,709	632	1,077
UTIL	Utility Building		0x0x0	Concrete	Formed Metal	3,560
Qual	4	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (29.64 x 3,560)		105,518		105,518	39,042	66,476
UTIL	Utility Building		26x48x10	Concrete	Formed Metal	1,248
Qual	3	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (30.54 x 1,248)		38,114		38,114	14,102	24,012
UTIL	Utility Building		16x30x8	Concrete	Formed Metal	480
Qual	2	Cond 3	Year 2005	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD	
Base Cost (30.60 x 480)		14,688		14,688	5,435	9,253



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	60x18x10	Dirt	Formed Metal	1,080
	Qual 3	Cond 3	Year 2005	Eff Age 16		

Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (7.36 x 1,080)	7,949		7,949	4,769	3,180

LOAF	Loafing Shed		40x20x8	Dirt	Formed Metal	800
Qual 3	Cond 3	Year 2000	Eff Age 20			

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (7.12 x 800)	5,696		5,696	3,361	2,335

LOAF	Loafing Shed		16x10x6	Dirt	Formed Metal	160
Qual 3	Cond 3	Year 2000	Eff Age 20			

Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (7.12 x 160)	1,139		1,139	672	467



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			2.420	72	72	174	174
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			1.196	192	192	230	230
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.568	192	192	301	301
TAA	TALOKA SILT LOAM 0-1% SLO	NTV PST	84			4.816	202	202	971	971
NTV PST Totals						10.000			1,676	1,676
Total Agland						10.000			1,676	1,676