



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:49:14
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Assessment Data					Primary Image									
Account	660096752				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0721\IMG_0015. 7/30/2021</p>									
Parcel ID	19N17E-16-3-00000-000-0001													
Cadastral ID	16-19-17-00421													
Property Type	REAL - Real Property													
Property Class	RR	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	312720													
HIGDON, BILL JR & CM														
33725 S 4210 RD														
INOLA OK 74036-0000														
Parcel Location														
Situs	33725 S 4210 RD													
Subdivision														
Lot/Block	/	Parcel Size	13.86 - Acres											
Sec/Twn/Rng	16 / 19 / 17 / 3													
Neighborhood	1917 - UNPLATTED													
School District	S005 - INOLA SCHOOLS													
Legal Description														
Lat/Long: 36.12180584 -95.50925626														
N 495' SW SW LESS & EXCEPT W 171' S 290' THEREOF.														
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" style="height: 100px;"> </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										
2397/888	HAZEL, KEVIN PAUL &	04/10/2014	132,500	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2015	Land Value	77,952	77,952	11%	8,575	Assessed	14,244	1,140.37					
Year Frozen	0	Improvements	9,748	7,655		842	Penalty	0						
Uncapped Value	0	Mobile Home	43,881	43,881		4,827	Exemption	1,000	-80.00					
TIF Project ID	0	Total Value	131,581	129,488		14,244	Total Taxable	13,244	1,060.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660096752	HIGDON, BILL JR & CM	2	132,031	1000	12,829	1,027.00							
2024	2024-660096752	HIGDON, BILL JR & CM	2	133,326	1000	12,426	999.00							
2023	2023-660096752	HIGDON, BILL JR & CM	2	126,879	1000	12,035	969.00							
2022	2022-660096752	HIGDON, BILL JR & CM	2	115,051	1000	11,656	945.00							
2021	2021-660096752	HIGDON, BILL JR & CM	2	120,455	1000	11,772	943.00							
2020	2020-660096752	HIGDON, BILL JR & CM	2	115,439	1000	11,400	921.00							
2019	2019-660096752	HIGDON, BILL JR & CM	2	109,446	1000	11,039	912.00							
2018	2018-660096752	HIGDON, BILL JR & CM	2	108,037	1000	10,884	909.00							
2017	2017-660096752	HIGDON, BILL JR & CM	2	108,276	1000	10,599	892.00							
2016	2016-660096752	HIGDON, BILL JR & CM	2	102,735	1000	10,262	873.00							
2015	2015-660096752	HIGDON, BILL JR & CM	2	99,394	1000	9,934	862.00							
2014	2014-660096752	HIGDON, BILL JR & CM	2	111,463	0	12,261	1,101.00							



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Lot Data		Square-Foot - NBHD 1917 #1		Primary Image				
Lot Size				<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0721\IMG_0015. 7/30/2021</p>				
Lot Count								
Units Buildable								
Non-Ag Acres	13.6367							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY FLOOD ZONE							
Method	Square-Foot							
Base Lot Value	594,013.00 x .22 = 132,662							
Factor Value								
Adjustments	0.5876							
Lot Value	77,952							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adusted R				
Base/Total Area /				Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	1 Res			
Roof Cover				Adjustment Model	A2 AO Test			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	77,952			
Year/Eff Age /				Indicated Value	77,952 0.00 Per SqFt			
Cost Approach		Manual : 01/2025		Agland Value				
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	77,952				
Total Area	x	Indicated Value	=	77,952				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units		
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360		
	Qual	3	Cond	3	Year	2016	Eff Age	8

Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
Base Cost (4.38 x 360)	1,577		1,577	520	1,057

	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360		
	Qual	3	Cond	3	Year	2016	Eff Age	8

Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
Base Cost (4.38 x 360)	1,577		1,577	520	1,057

	UTIL	Utility Building	18x22x8	Concrete	Formed Metal	396		
	Qual	2	Cond	3	Year	2005	Eff Age	16

Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
Base Cost (30.60 x 396)	12,118		12,118	4,484	7,634




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Lot Data		Primary Image						
Lot Size	-	 <p>\\tsclient\C\TOMS PC PICS\2017-03-23 03-23-2017\03-23-2017 00 3/24/2017</p>						
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY FLOOD ZONE							
Method								
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
Type	6 Mobile Home 60 x 28							
Condition	3 - Average							
Quality	4 - Good							
Architecture	6 MS ADJ							
Style	100% Double Wide							
Exterior Wall	100% Frame, Siding, Vinyl							
Base/Total Area	1,680 / 1,680							
Style	100% Double Wide							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1997 / 22							
Cost Approach		Manual : 01/2025						
Base Cost	39.85	Total Misc Impr	+ 676					
Roofing Adj	+ 3.60	Garage Cost	+ 676					
Subfloor Adj	+ 0.00	Total RCN	= 99,729					
Heat/Cool Adj	+ 3.60	Depreciation (56%)	- 55,848					
Plumbing Adj	+ 11.91	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 43,881					
Adj Base Cost	= 58.96	Lot Value	+ 43,881					
Total Area	x 1,680	Indicated Value	= 43,881					
Adjusted Cost	= 99,053	Value Per SqFt	26.12					
		Value Reconciliation						
		Selected Approach	Cost Approach					
		Improvements	43,881					
		Lot Value						
		Indicated Value	43,881 26.12 Per SqFt					
		Agland Value						
		Site Improvements						
		Total Value	43,881 26.12 Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151758	8x4		32	21.11		676



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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	14		10	Doublewide	1,680	1.000	1,680
2	M	PRCH		10	SLBC	32	1.000	32
Total Building Area						1,680		1,680