



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:20:21  
Page 1

Assessment Data					Primary Image									
Account	660099583				<p>660099583_002.JPG 12/10/2025</p>									
Parcel ID	20N17E-28-4-00000-000-0099													
Cadastral ID	28-20-17-00710													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	2 - INOLA RURAL													
Name ID	319200													
SANSONE, JOHN SAMUEL JR & SANSONE, STACY L														
18592 E 574 RD INOLA OK 74036-0000														
Parcel Location														
Situs	18592 E 574 RD													
Subdivision														
Lot/Block	/	Parcel Size	15.73 - Acres											
Sec/Twn/Rng	28 / 20 / 17 / 4													
Neighborhood	2017 - UNPLATTED LAND													
School District	S005 - INOLA SCHOOLS													
Legal Description Lat/Long: 36.17822638 -95.50122901														
TR DESC AS BEG SW/C W2 SE; N00E 789.22'; N90E 427.06'; N21.4811E 348'; S66.1620E 227.92'; S00W 1027.42'; N89.2925W 765' TO POB. AND A TRACT DESC 2566-125 AS COMM SW/C SE; N00.0000E 789.22' TO POB; N00.0000E 6.62'; N90E 429.71'; S21.4811W 7.13'; N90W 427.06' TO POB AND LESS TR DESC 2578-350 AS COMM														
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														
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2561/881</td> <td>PAGE, JAMES &amp;</td> <td>06/27/2016</td> <td>315,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2561/881	PAGE, JAMES &	06/27/2016	315,000	YES
Bk/Pg	Grantor	Date	Price	Code										
2561/881	PAGE, JAMES &	06/27/2016	315,000	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax						
Remove Cap	2017	Land Value	1,377	1,377	11%	Assessed	27,218	2,179.07						
Year Frozen	0	Improvements	342,156	246,065		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-80.00						
TIF Project ID	0	Total Value	343,533	247,442		Total Taxable	26,218	2,099.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660099583	SANSONE, JOHN SAMUEL JR &	2	286,981	1000	25,425	2,036.00							
2024	2024-660099583	SANSONE, JOHN SAMUEL JR &	2	275,880	1000	24,656	1,983.00							
2023	2023-660099583	SANSONE, JOHN SAMUEL JR &	2	254,712	1000	23,908	1,926.00							
2022	2022-660099583	SANSONE, JOHN SAMUEL JR &	2	258,386	1000	23,183	1,880.00							
2021	2021-660099583	SANSONE, JOHN SAMUEL JR &	2	214,704	1000	22,479	1,801.00							
2020	2020-660099583	SANSONE, JOHN SAMUEL JR &	2	210,876	1000	21,795	1,761.00							
2019	2019-660099583	SANSONE, JOHN SAMUEL JR &	2	201,196	1000	21,131	1,746.00							
2018	2018-660099583	SANSONE, JOHN SAMUEL JR &	2	206,922	0	22,761	1,900.00							
2017	2017-660099583	SANSONE, JOHN SAMUEL JR &	2	253,889	0	27,927	2,350.00							
2016	2016-660099583	SANSONE, JOHN SAMUEL JR &	2	246,140	0	20,599	1,753.00							



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Date 04/18/2026  
Time 09:20:22  
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>	3.5 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	40% Veneer, Masonry 60% Frame, Siding, Wood
<b>Base/Total Area</b>	2,529 / 2,673
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	2,529
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	600 Attached Garage - Finished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	2003 / 17

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

Multiple Regression
<b>MRA Code</b> <b>Adusted 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>	96.37	<b>Total Misc Impr</b>	+	354	
<b>Roofing Adj</b>	+ 5.75	<b>Garage Cost</b>	+	28,698	
<b>Subfloor Adj</b>	+ -3.19	<b>Total RCN</b>	=	354,543	
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 19%)</b>	-	67,363	
<b>Plumbing Adj</b>	+ 8.37	<b>Lump Sums</b>	+	19,049	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	306,229	
<b>Adj Base Cost</b>	= 121.77	<b>Lot Value</b>	+		
<b>Total Area</b>	x 2,673	<b>Indicated Value</b>	=	306,229	
<b>Adjusted Cost</b>	= 325,491	<b>Value Per SqFt</b>		114.56	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	306,229		
<b>Lot Value</b>			
<b>Indicated Value</b>	306,229	114.56	Per SqFt
<b>Agland Value</b>	1,377		
<b>Site Improvements</b>	35,927		
<b>Total Value</b>	343,533	128.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	58223	6x2		12	29.49		354
WODO	WOOD DECK - OPEN	58225	591		591	19.09	6%	10,605
WODC	Wood Deck - Covered	188323	19x10		190	44.44		8,444



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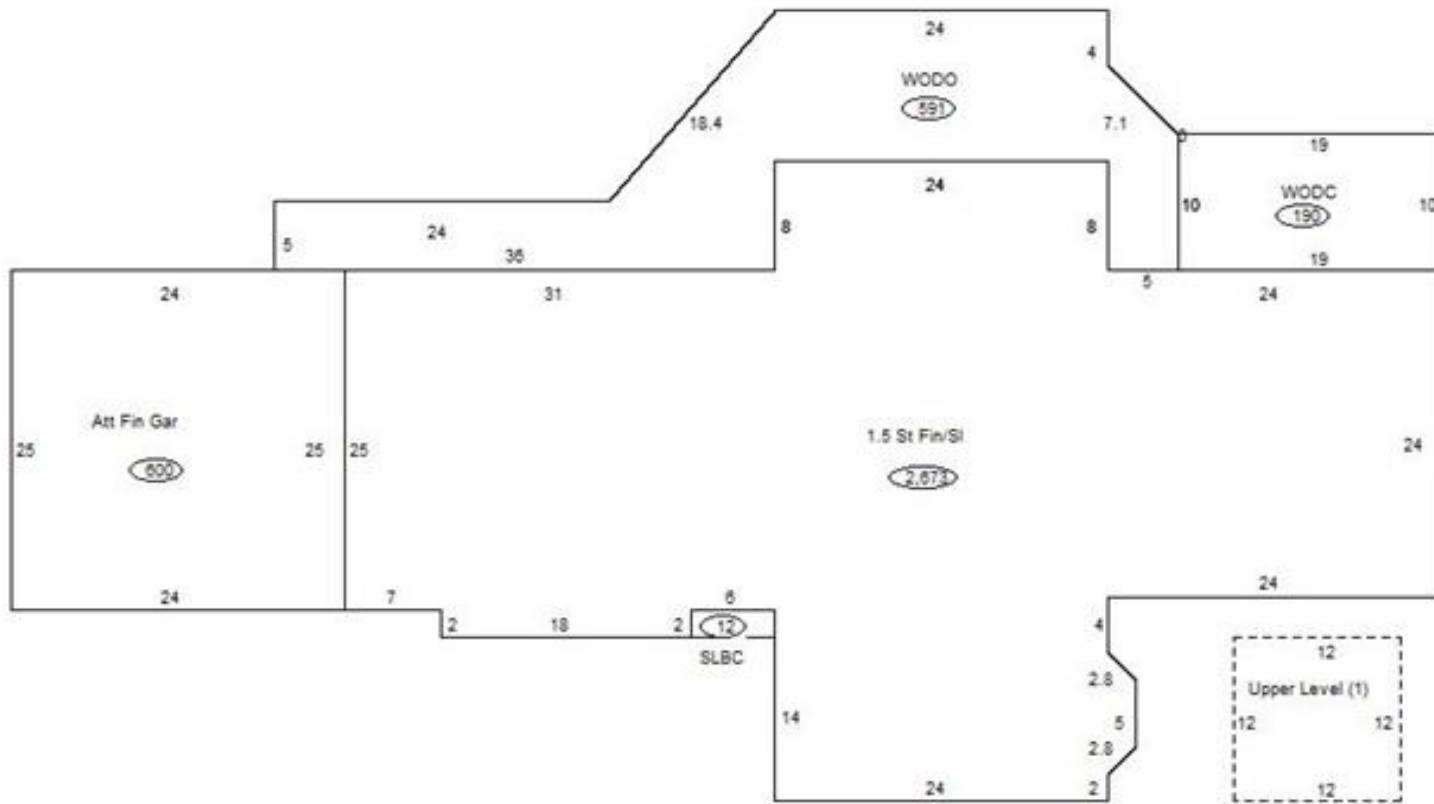
Date 04/18/2026

Time 09:20:22

Page 3

### Sketch Image

66009583



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,529	1.057	2,673
2	M	PRCH		13	SLBC	12	1.000	12
3	G	5		13	Att Fin Gar	600	1.000	600
4	M	WODO		13	WODO	591	1.000	591
5	U	^UL		13	Upper Level (1)	144	1.000	144
6	M	WODC		13	WODC	190	1.000	190
<b>Total Building Area</b>						<b>2,529</b>		<b>2,673</b>



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Date 04/18/2026

Time 09:20:22

Page 4

### Outbuildings/Site Improvements

660099583

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x34x10	Concrete	Formed Metal	1,020
	Qual	3.5	Cond 3	Year 2017	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (13% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (34.29 x 1,020)		34,976	34,976	4,547	30,429
	SHDS	Shed - Small	10x12x8	Plank	Formed Metal	120
	Qual	4	Cond 3	Year 2017	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (32% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.52 x 120)		3,542	3,542	1,133	2,409
	LOAF	Loafing Shed	30x12x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (32% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.12 x 360)		2,563	2,563	820	1,743
	PCPT	Carport - Portable	18x20x8	Base	Formed Metal	360
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x 360)		1,660	1,660	1,660	
	PCPT	Carport - Portable - NCV	18x20x8	Base	Formed Metal	360
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x 360)		1,660	1,660	1,660	
	SHDS	Shed - Small	16x8x8	Plank	Galvanized Metal	128
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.65 x 128)		3,283	3,283	1,937	1,346



# Rogers

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Date 04/18/2026  
Time 09:20:22  
Page 5

### Agland Inventory

660099583

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			1.000	92	92	92	92
HC	HECTOR STONY SANDY LOAM	TMBR	20			6.000	36	36	216	216
<b>TMBR Totals</b>						7.000			308	308
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			8.730	122	122	1,069	1,069
<b>NTV PST Totals</b>						8.730			1,069	1,069
<b>Total Agland</b>						15.730			1,377	1,377