



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 660100306 Parcel ID 20N17E-24-2-00000-000-0001 Cadastral ID 24-20-17-00311 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 92 - INOLA/TRI-DISTRICT FIRE Name ID 321585 FRIZZELL, DALE L 28055 S 4240 RD INOLA OK 74036-0000 Parcel Location Situs 28055 S 4240 RD Subdivision Lot/Block / Parcel Size 2.22 - Acres Sec/Twn/Rng 24 / 20 / 17 / 2 Neighborhood 2017 - UNPLATTED LAND School District S005 - INOLA SCHOOLS	<p>660100306_001.JPG 12/08/25</p>										
Legal Description Lat/Long: 36.20559849 -95.45728259	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							
TR DESC 2634-110 AS NW NW NW NW LESS TR COMM NW/C SEC; S89.5727E 328.19' TO NE/C NW NW NW NW; S00.0036E 246.35' TO POB; S89.5924W 110.88'; S40.2422W 110.62'; S89.5714E 182.59'; N00 0036W 84.33' TO POB.	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>2634/110</td> <td>KING, MARGARET R &</td> <td>05/15/2017</td> <td>195,000</td> <td>YES</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2634/110	KING, MARGARET R &	05/15/2017	195,000	YES
Bk/Pg	Grantor	Date	Price	Code							
2634/110	KING, MARGARET R &	05/15/2017	195,000	YES							
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							

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	90.060	Current Tax
Remove Cap	2018	Land Value	50,018	44,227	11%	4,865	Assessed	26,610	2,396.50
Year Frozen		Improvements	229,885	197,678		21,745	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-80.00
TIF Project ID	0	Total Value	279,903	241,905		26,610	Total Taxable	25,610	2,316.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660100306	FRIZZELL, DALE L	92	261,562	1000	24,834	2,246.00	
2024	2024-660100306	FRIZZELL, DALE L	92	274,913	1000	24,082	2,337.00	
2023	2023-660100306	FRIZZELL, DALE L	92	227,028	1000	23,352	2,271.00	
2022	2022-660100306	FRIZZELL, DALE L	92	229,783	1000	22,642	2,214.00	
2021	2021-660100306	FRIZZELL, DALE L	92	212,663	1000	21,954	2,126.00	
2020	2020-660100306	FRIZZELL, DALE L	92	209,586	1000	21,286	2,009.00	
2019	2019-660100306	FRIZZELL, DALE L	92	196,695	1000	20,637	1,986.00	
2018	2018-660100306	FRIZZELL, DALE L	92	193,060	1000	20,236	1,965.00	
2017	2017-660100306	FRIZZELL, DALE L	92	192,031	0	20,017	1,944.00	



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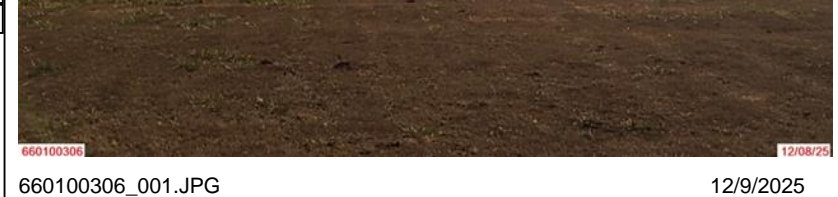
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Lot Data		Square-Foot - NBHD 2017 #1	Primary Image
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	2.2241		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	96,881.00 x .52 = 50,018		
Factor Value			
Adjustments	1.0000		
Lot Value	50,018		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,180 / 2,103
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,180
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	624 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1993 / 25



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	284,529	135.30	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	88.71	Total Misc Impr	+ 23,241
Roofing Adj	+ 3.48	Garage Cost	+ 23,768
Subfloor Adj	+ -1.38	Total RCN	= 284,101
Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 88,071
Plumbing Adj	+ 9.29	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 196,030
Adj Base Cost	= 112.74	Lot Value	+ 50,018
Total Area	x 2,103	Indicated Value	= 246,048
Adjusted Cost	= 237,092	Value Per SqFt	117.00

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,030		
Lot Value	50,018		
Indicated Value	246,048	117.00	Per SqFt
Agland Value			
Site Improvements	33,855		
Total Value	279,903	133.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2000	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	5,615.40	5,615
EPKS	Enclosed Porch - Kneewall Screen	49480		216		216	29.03	6,270
EPKS	Enclosed Porch - Kneewall Screen	49481		20x20		400	28.39	11,356



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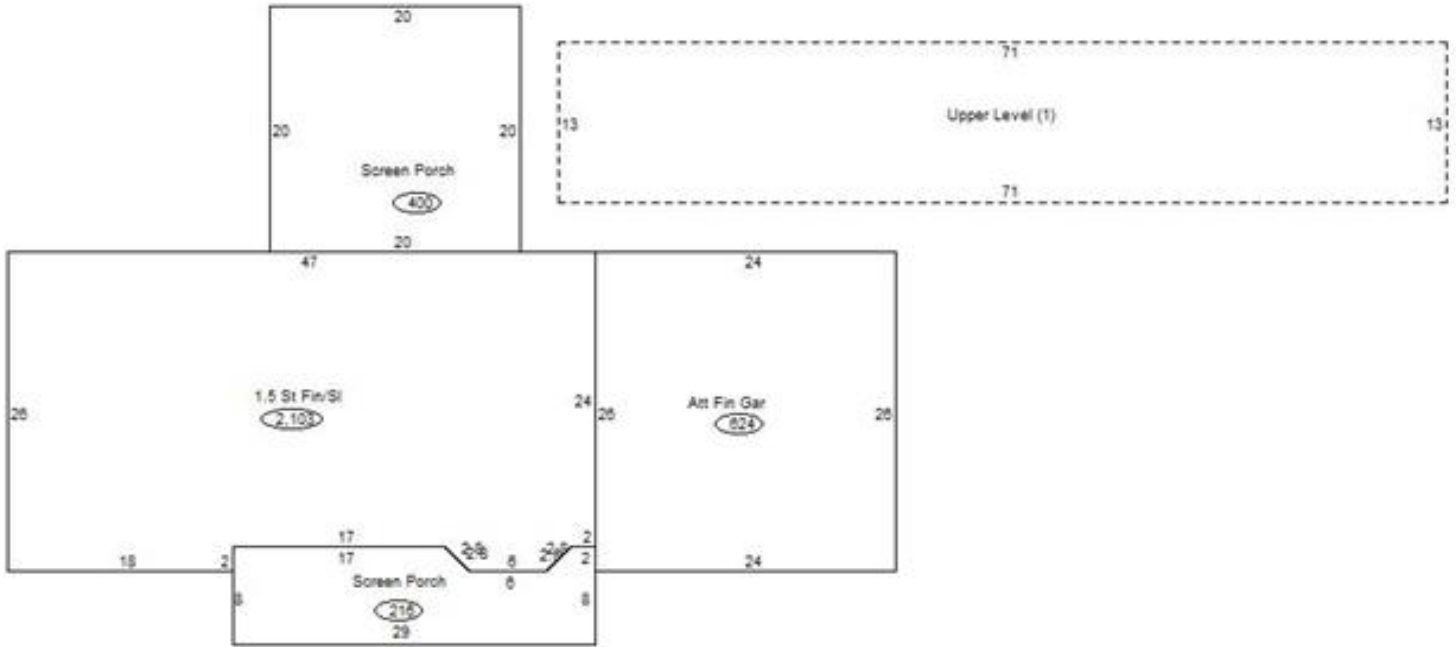
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,180	1.782	2,103
2	G	5		13	Att Fin Gar	624	1.000	624
3	M	EPKS		13	Screen Porch	216	1.000	216
4	M	EPKS		13	Screen Porch	400	1.000	400
5	U	^UL		13	Upper Level (1)	923	1.000	923
Total Building Area						1,180		2,103



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x12	Concrete	Formed Metal	1,200
	Qual 4	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary Base Cost (36.20 x 1,200) 43,440		Modifier Total	RCN 43,440	Depr (25% Phys/ % Func) 10,860	RCNLD 32,580
	SHDS	Shed - Small	10x20x8	Plank	Galvanized Metal	200
	Qual 2	Cond 3	Year 1995	Eff Age 23		
	Valuation Summary Base Cost (18.22 x 200) 3,644		Modifier Total	RCN 3,644	Depr (65% Phys/ % Func) 2,369	RCNLD 1,275