




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:06:09
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| Assessment Data | | | | | Primary Image | | | | |
|---|----------------------------|-----------------------------|-------------|-----------|--|-----------------------------|---------------|---------------|-------------|
| Account | 660103638 | | | |  <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0713\IMG_0076. 7/23/2021</p> | | | | |
| Parcel ID | 19N17E-14-4-00000-002-0000 | | | | | | | | |
| Cadastral ID | 14-19-17-00112 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | RA | VI Area | 3 | | | | | | |
| Tax Area | 2 - INOLA RURAL | | | | | | | | |
| Name ID | 349468 | | | | | | | | |
| FITZGERALD, KIRK | | | | | | | | | |
| 33922 S 4240 RD INOLA OK 74036-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 33922 S 4240 RD | | | | | | | | |
| Subdivision | | | | | | | | | |
| Lot/Block | / | Parcel Size | 8.8 - Acres | | | | | | |
| Sec/Twn/Rng | 14 / 19 / 17 / 4 | | | | | | | | |
| Neighborhood | 1917 - UNPLATTED | | | | | | | | |
| School District | S005 - INOLA SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.12002799 -95.45869775 | | | | | | | | | |
| TR DESC AS BEG SE/C SEC; N01.0818W 785'; N79.35334W 377'; N69.5824W 76.76'; N85.4034W 121'; S02.2301W 46.24'; S10.1541E 145.41'; S27.5411E 101.50'; S24.0937E 59.74'; S14.4020E 121.93'; S10.2317E 104.92'; S09.1018E 112.99'; S10.3344E 140.23'; S34.4838E 51.21'; S10.3344E 53.30'; | | | | | Building Permits | | | | |
| | | | | | Number | Description | Opened | Closed | Amount |
| | R20 | R22-SPLIT | 05/2020 | 11/2021 | | | | | |
| Exemptions | | | | | Sale History | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| HV | Veteran | No | 999,999 | | / | DOBSON, BRIAN W & SHANNON A | 02/17/2026 | 690,000 | YES |
| | | | | | / | CROW, PATRICIA | 01/04/2020 | 375,000 | WG |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 80.060 | Current Tax |
| Remove Cap | 2027 | Land Value | 1,255 | 1,255 | 11% | 138 | Assessed | 33,479 | 2,680.33 |
| Year Frozen | 2005 | Improvements | 393,966 | 303,103 | | 33,341 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 |
| TIF Project ID | 0 | Total Value | 395,221 | 304,358 | | 33,479 | Total Taxable | 33,479 | 2,680.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax |
| 2025 | 2025-660103638 | DOBSON, BRIAN W & SHANNON A | | | 2 | 295,494 | 0 | 32,504 | 2,602.00 |
| 2024 | 2024-660103638 | DOBSON, BRIAN W & SHANNON A | | | 2 | 323,781 | 0 | 32,963 | 2,651.00 |
| 2023 | 2023-660103638 | DOBSON, BRIAN W & SHANNON A | | | 2 | 290,933 | 0 | 32,003 | 2,578.00 |
| 2022 | 2022-660103638 | DOBSON, BRIAN W & SHANNON A | | | 2 | 298,203 | 0 | 32,768 | 2,658.00 |
| 2021 | 2021-660103638 | DOBSON, BRIAN W & SHANNON A | | | 2 | 289,213 | 0 | 31,814 | 2,549.00 |
| 2020 | 2020-660103638 | DOBSON, BRIAN W & SHANNON A | | | 2 | 296,128 | 21181 | | .00 |



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| Lot Data | Acre - UNPLATTED (ACRES) | Primary Image |
|--|--------------------------|---------------|
| Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Acre 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% One Story |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 3,182 / 3,182 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 0 |
| Fixture/RghIn | 8 / |
| Bed/F/H Bath | 3 / 3.0 / |
| Basement Area | |
| Garage Type | 844 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 1990 / 22 |

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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 | 99.40 | Total Misc Impr | + 33,731 |
| Roofing Adj | + 4.34 | Garage Cost | + 31,515 |
| Subfloor Adj | + 0.00 | Total RCN | = 447,054 |
| Heat/Cool Adj | + 12.64 | Depreciation (26%) | - 116,234 |
| Plumbing Adj | + 3.61 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 330,820 |
| Adj Base Cost | = 119.99 | Lot Value | + 330,820 |
| Total Area | x 3,182 | Indicated Value | = 330,820 |
| Adjusted Cost | = 381,808 | Value Per SqFt | 103.97 |

| Value Reconciliation | | | |
|--------------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 330,820 | | |
| Lot Value | | | |
| Indicated Value | 330,820 | 103.97 | Per SqFt |
| Agland Value | 1,255 | | |
| Site Improvements | 63,146 | | |
| Total Value | 726,041 | 228.17 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|---------------------------------|-----------|-------|------|-------|-----------|------|--------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| FPR1 | FIREPLACE - RESIDENTIAL 1 STORY | 0 | | 1 | 1 | 5,615.40 | | 5,615 |
| EPSW | ENCLOSED PORCH - SOLID WALL | 32556 | 23x14 | | 322 | 68.16 | | 21,948 |
| PATO | SLAB PORCH - OPEN | 32557 | 14x8 | | 112 | 11.37 | | 1,273 |
| PRCH | SLAB PORCH - COVERED | 32558 | 7x5 | | 35 | 26.82 | | 939 |
| PATO | Slab Porch - Open | 151614 | 23x20 | | 460 | 8.60 | | 3,956 |



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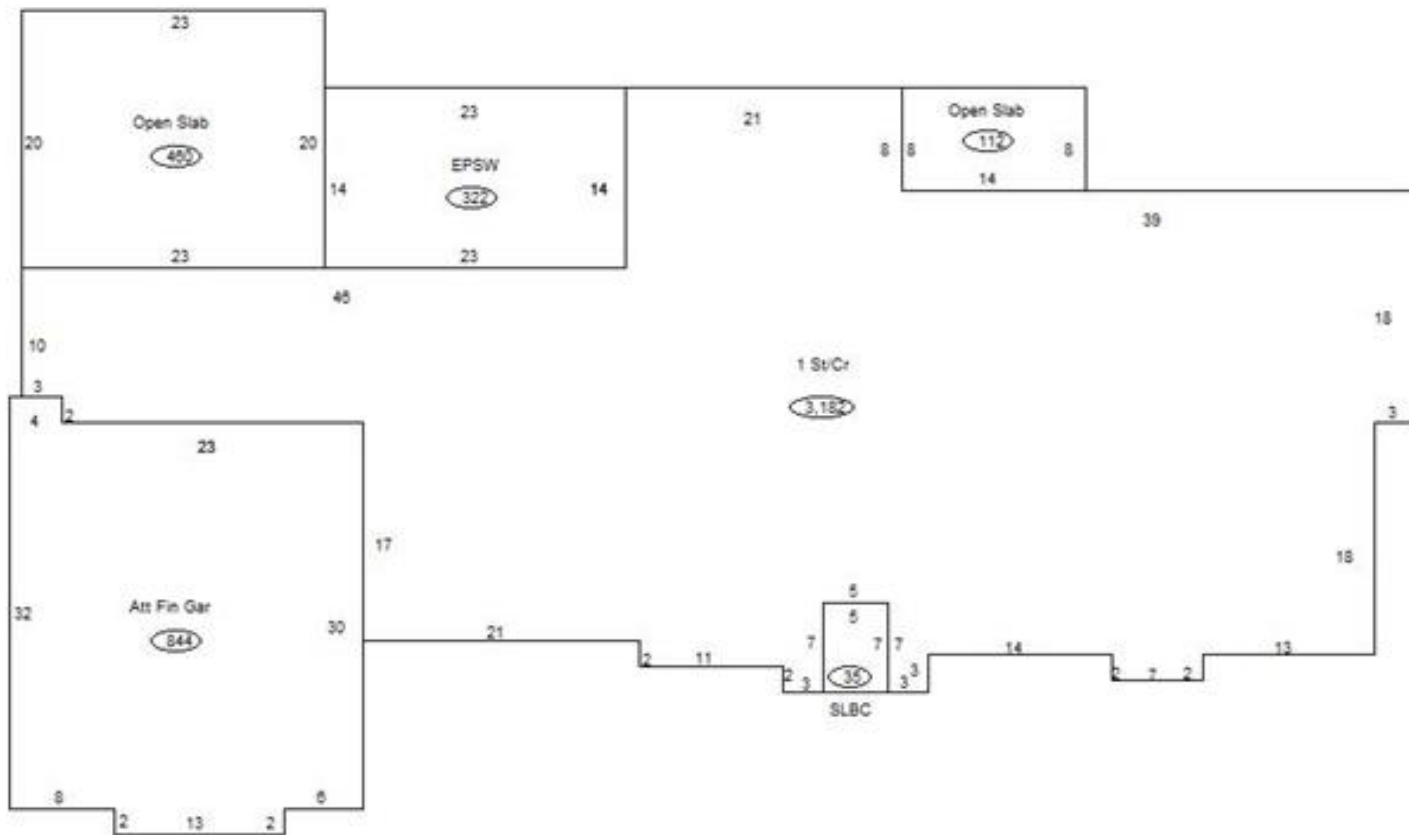
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Sketch Image

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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 | 3,182 | 1.000 | 3,182 |
| 2 | G | 5 | | 13 | Att Fin Gar | 844 | 1.000 | 844 |
| 3 | M | EPSW | | 13 | EPSW | 322 | 1.000 | 322 |
| 4 | M | PATO | | 13 | Open Slab | 112 | 1.000 | 112 |
| 5 | M | PRCH | | 13 | SLBC | 35 | 1.000 | 35 |
| 6 | M | PATO | | 13 | Open Slab | 460 | 1.000 | 460 |
| Total Building Area | | | | | | 3,182 | | 3,182 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|--------|---------------------------|------------|-----------|---------|-------------|
| | SPLG | Swimming Pool - In Ground | 0x0x0 | Concrete | | 415 |
| | Qual 3 | Cond 3 | Year 2023 | Eff Age 2 | | |

| Valuation Summary | | Modifier Total | RCN | Depr (10% Phys/ % Func) | RCNLD |
|-------------------------|--------|----------------|--------|-------------------------|--------|
| Base Cost (53.11 x 415) | 22,041 | | 22,041 | 2,204 | 19,837 |

| | | | | | | |
|--|--------|------------------------|-----------|-----------|--------------|-------|
| | BNGP | Barn - General Purpose | 50x36x10 | Concrete | Formed Metal | 1,800 |
| | Qual 3 | Cond 3 | Year 2020 | Eff Age 5 | | |

| Valuation Summary | | Modifier Total | RCN | Depr (9% Phys/ % Func) | RCNLD |
|---------------------------|--------|----------------|--------|------------------------|--------|
| Base Cost (26.44 x 1,800) | 47,592 | | 47,592 | 4,283 | 43,309 |



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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 |
|---------------------|---------------------------|----------|-----|----------|----------|-------|----------|----------|-----------|--------------|
| BC | BATES-COLLINSVILLE COMPLE | NTV PST | 51 | | | 4.167 | 122 | 122 | 510 | 510 |
| CHB | CHOTEAU SILT LOAM 1-3% SL | NTV PST | 80 | | | 3.285 | 192 | 192 | 631 | 631 |
| VF | VERDIGRIS SOILS FREQUENTL | TMBR | 47 | | | 1.349 | 85 | 85 | 114 | 114 |
| TMBR Totals | | | | | | 8.800 | | | 1,255 | 1,255 |
| Total Agland | | | | | | 8.800 | | | 1,255 | 1,255 |