



# 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	660106641								
Parcel ID	19N17E-14-4-00000-004-0000								
Cadastral ID	14-19-17-00384								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	339480								
KIZZIA, WILLIAM TUCKER & SARAH JEAN									
33765 S 4230 RD INOLA OK 74036-0000									
Parcel Location									
Situs	33765 S 4230 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.5 - Acres						
Sec/Twn/Rng	14 / 19 / 17 / 4								
Neighborhood	1917 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.12220545 -95.47517628									
N 171' W 382' NW SW SW									
Building Permits									
Number	Description	Opened	Closed	Amount					
R22 410	R23 NEW SFR 2400 SQ FT	10/2022	08/2023	150,000					
S22	S23 SPLIT COMBO (NEW HOUSE GOE	09/2022	09/2022						
R22 135	R23 NEW SFR 2640 SQ FT	04/2022	09/2022	80,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	LEE, JONATHAN	08/31/2022	128,500	19					
/	LEE, EDWARD B & TAMMY G	03/24/2022	0	4					
/	SHOOK, CHARLES C	01/18/2022	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2023	Land Value	46,865	41,738	11%	4,591	Assessed	29,809	
Year Frozen		Improvements	264,688	229,256		25,218	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	
TIF Project ID	0	Total Value	311,553	270,994		29,809	Total Taxable	28,809	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106641	KIZZIA, WILLIAM TUCKER & SARAH JEAN	2	263,101	1000	27,941	2,237.00		
2024	2024-660106641	KIZZIA, WILLIAM TUCKER & SARAH JEAN	2	275,399	1000	29,085	2,339.00		
2023	2023-660106641	KIZZIA, WILLIAM TUCKER & SARAH JEAN	2	37,500	0	4,125	332.00		
2022	2022-660106641	KIZZIA, WILLIAM TUCKER & SARAH JEAN	2	213	0	23	2.00		



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Lot Data		Square-Foot - NBHD 1917 #1	
Lot Size			
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	1.5019		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
	FLOOD ZONE		
Method	Square-Foot		
Base Lot Value	65,424.00 x .72 = 46,865		
Factor Value			
Adjustments			
Lot Value	46,865		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	2,320 / 2,320
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,320
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2023 / 2

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	89.88	Total Misc Impr	+ 11,340				
Roofing Adj	+ 4.98	Garage Cost	+				
Subfloor Adj	+ -2.08	Total RCN	= 270,090				
Heat/Cool Adj	+ 12.64	Depreciation ( 2%)	- 5,402				
Plumbing Adj	+ 6.11	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 264,688				
Adj Base Cost	= 111.53	Lot Value	+ 46,865				
Total Area	x 2,320	Indicated Value	= 311,553				
Adjusted Cost	= 258,750	Value Per SqFt	134.29				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	264,688		
Lot Value	46,865		
Indicated Value	311,553	134.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	311,553	134.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	157885	37x12		444	25.54		11,340



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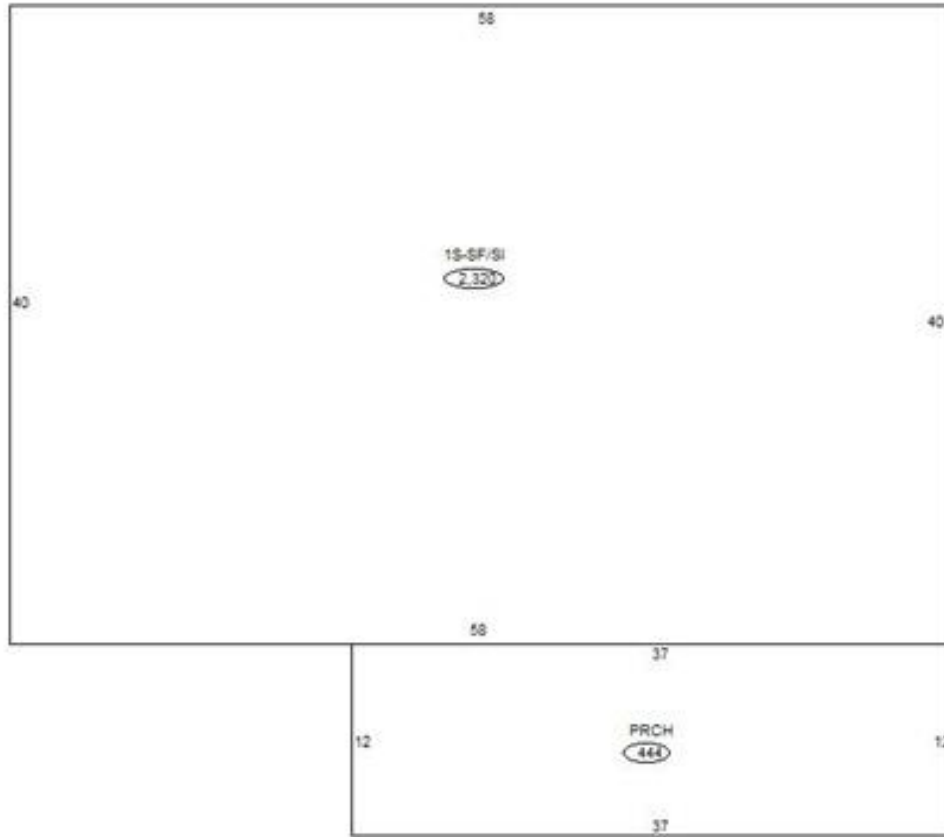
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### Sketch Image

660106641



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,320	1.000	2,320
2	M	PRCH		10	PRCH	444	1.000	444
<b>Total Building Area</b>						2,320		2,320