



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:53:47  
 Page 1

Assessment Data					Primary Image				
Account	660106869								
Parcel ID	19N17E-01-1-00000-001-0000								
Cadastral ID	01-19-17-00710								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	348586								
SPONSLER, STACY DAWN & ERIK JAY DIXON									
PO BOX 1183 INOLA OK 74036-0000									
Parcel Location									
Situs	31290 S 4250 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.94 - Acres						
Sec/Twn/Rng	1 / 19 / 17 / 1								
Neighborhood	1917 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.15749358 -95.44075317									
TR DESC 2022-007877 AS COMM SE/C NE; N01.3256W 771' TO POB; N01.3256W 183.87'; S88.2335W 459.50'; S01.3256E 183.87'; N88.2335E 459.50' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
S22	S23 SPLIT	06/2022	09/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
PD	Add-Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	DIXON, CAROLYN SUE	10/27/2025	0	4					
/	FROESE, KENNARD C	05/04/2022	40,000	19					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2023	Land Value	1,096,040,000	64,274	11%	7,070	Assessed	28,563 2,286.75	
Year Frozen	2023	Improvements	195,387	195,387		21,493	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	
TIF Project ID	0	Total Value	1,096,235,387	259,661		28,563	Total Taxable	28,563 2,287.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106869	DIXON, CAROLYN SUE	2	270,316	2000	25,202	2,018.00		
2024	2024-660106869	DIXON, CAROLYN SUE	2	286,450	2000	25,203	2,027.00		
2023	2023-660106869	DIXON, CAROYLN SUE	2	247,297	2000	25,203	2,030.00		
2022	2022-660106869	DIXON, CAROYLN SUE	2	142	0	16	1.00		



# Rogers

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Date 04/18/2026  
Time 10:53:47  
Page 2

Lot Data	Square-Foot - NBHD 1917 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 1.9069 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY FLOOD ZONE <b>Method</b> Square-Foot <b>Base Lot Value</b> 83,063.00 x .66 = 54,802 <b>Factor Value</b> <b>Adjustments</b> 20000.0000 <b>Lot Value</b> 1,096,040,000		<p style="text-align: right; color: orange;">02/28/2023</p>
<b>Residential Data</b>		

<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,356 / 1,356
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,356
<b>Fixture/RghIn</b>	/
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	240 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2022 / 3



\\tsclient\T\ROB STUFF\2023-2-28\IMG\_0001.JPG 2/28/2023

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	109.44	<b>Total Misc Impr</b>	+ 5,905
<b>Roofing Adj</b>	+ 4.63	<b>Garage Cost</b>	+ 10,320
<b>Subfloor Adj</b>	+ -1.22	<b>Total RCN</b>	= 195,244
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 3%)</b>	- 5,857
<b>Plumbing Adj</b>	+ 7.70	<b>Lump Sums</b>	+ 6,000
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 195,387
<b>Adj Base Cost</b>	= 132.02	<b>Lot Value</b>	‡,096,040,000
<b>Total Area</b>	x 1,356	<b>Indicated Value</b>	‡,096,235,387
<b>Adjusted Cost</b>	= 179,019	<b>Value Per SqFt</b>	808,433.18

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>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	195,387		
<b>Lot Value</b>	1,096,040,000		
<b>Indicated Value</b>	1,096,235,387	808,433.18	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	1,096,235,387	808,433.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156375	6x4		24	24.19		581
PRCH	Slab Porch - Covered	156376	20x6		120	23.88		2,866
CPAT	Carport - Attached	156377	20x12		240	10.24		2,458
GRDT	Garage - Detached	190148	16x12		192	31.25		6,000



# Rogers

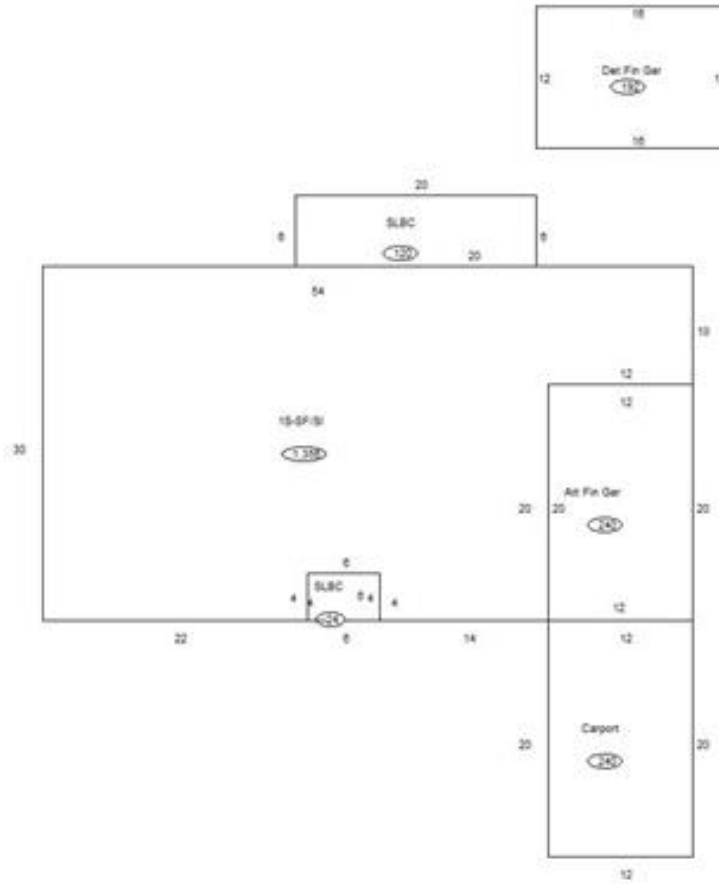
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Date 04/18/2026  
 Time 10:53:47  
 Page 3

### Sketch Image

660106869



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,356	1.000	1,356
2	G	5		10	Att Fin Gar	240	1.000	240
3	M	PRCH		10	SLBC	24	1.000	24
4	M	PRCH		10	SLBC	120	1.000	120
5	M	CPAT		10	Carport	240	1.000	240
6	G	6		10	Det Fin Gar	192	1.000	192
<b>Total Building Area</b>						<b>1,356</b>		<b>1,356</b>



# Rogers

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Date 04/18/2026  
Time 10:53:48  
Page 4

### Agland Inventory

660106869

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30				54	54	0	0
<b>TMBR Totals</b>						0.000			0	0
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30				72	72	0	0
<b>NTV PST Totals</b>						0.000			0	0
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30				84	84	0	0
<b>IMP PST Totals</b>						0.000			0	0
<b>Total Agland</b>						0.000			0	0