




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:14:35
 Page 1

Assessment Data					Primary Image														
Account 660000042 Parcel ID 19N16E-01-4-00000-000-0000 Cadastral ID 01-19-16-04000 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 2 - INOLA RURAL Name ID 327409 BOHANON, RUSSELL D 15905 E 600 RD INOLA OK 74036-0000 Parcel Location Situs 15905 E 600 RD Subdivision Lot/Block / Parcel Size 9 - Acres Sec/Twn/Rng 1 / 19 / 16 / 4 Neighborhood 1916 - UNPLATTED School District S005 - INOLA SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0913\IMG_0005. 9/17/2021</p>														
Legal Description Lat/Long: 36.14918178 -95.54978503																			
W 990' S2 SE SE LESS W 792' S 330'					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	REYNOLDS, MARK ALLEN &	04/17/2019	265,000	YES										
H	Homestead	No	1,000		2082/289	REYNOLDS, MARJORIE-CO-TRUSTEE	10/05/2000	65,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax										
Remove Cap	2020		Land Value	124,134	69,128	11%	7,604	Assessed	30,277 2,423.98										
Year Frozen	0		Improvements	235,375	206,116		22,673	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -80.00										
TIF Project ID	0		Total Value	359,509	275,244		30,277	Total Taxable	29,277 2,344.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660000042	BOHANON, RUSSELL D			2	267,228	1000	28,396	2,273.00										
2024	2024-660000042	BOHANON, RUSSELL D			2	283,098	1000	30,141	2,424.00										
2023	2023-660000042	BOHANON, RUSSELL D			2	285,870	1000	30,446	2,452.00										
2022	2022-660000042	BOHANON, RUSSELL D			2	289,348	1000	30,004	2,434.00										
2021	2021-660000042	BOHANON, RUSSELL D			2	278,808	1000	29,102	2,332.00										
2020	2020-660000042	BOHANON, RUSSELL D			2	265,679	1000	28,225	2,280.00										
2019	2019-660000042	BOHANON, RUSSELL D			2	184,997	1000	16,373	1,353.00										
2018	2018-660000042	REYNOLDS, MARK ALLEN &			2	189,318	1000	15,867	1,325.00										
2017	2017-660000042	REYNOLDS, MARK ALLEN &			2	189,063	1000	15,376	1,294.00										
2016	2016-660000042	REYNOLDS, MARK ALLEN &			2	185,548	1000	14,900	1,268.00										
2015	2015-660000042	REYNOLDS, MARK ALLEN &			2	180,918	1000	14,437	1,253.00										
2014	2014-660000042	REYNOLDS, MARK ALLEN &			2	184,986	1000	13,987	1,256.00										
2013	2013-660000042	REYNOLDS, MARK ALLEN &			2	146,969	1000	10,456	881.00										



Rogers

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Date 04/17/2026
 Time 03:14:36
 Page 2

Lot Data		Square-Foot - NBHD 1916 #1
Lot Size		
Lot Count		
Units Buildable	9	
Non-Ag Acres	8.9973	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
Method	Square-Foot	
Base Lot Value	391,921.00 x .32 = 124,134	
Factor Value		
Adjustments		
Lot Value	124,134	



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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	1,906 / 1,906
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	238,275	125.01	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	106.12	Total Misc Impr	+	16,914			
Roofing Adj	+ 5.43	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	269,135			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	115,728			
Plumbing Adj	+ 8.14	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	153,407			
Adj Base Cost	= 132.33	Lot Value	+	124,134			
Total Area	x 1,906	Indicated Value	=	277,541			
Adjusted Cost	= 252,221	Value Per SqFt		145.61			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	153,407		
Lot Value	124,134		
Indicated Value	277,541	145.61	Per SqFt
Agland Value			
Site Improvements	81,968		
Total Value	359,509	188.62	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	117	16x8		128	69.75		8,928
PATO	SLAB PORCH - OPEN	118	20x12		240	9.88		2,371



Rogers

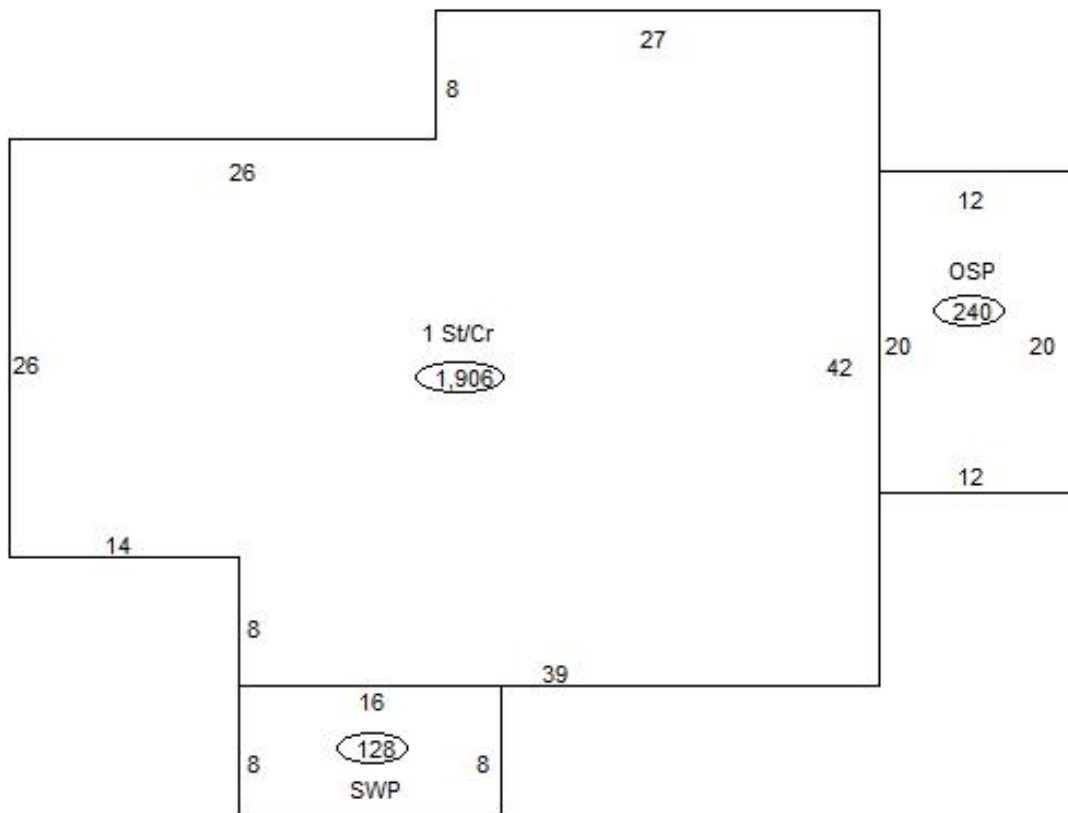
Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
 Time 03:14:36
 Page 3

Sketch Image

66000042



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,906	1.000	1,906
2	M	EPSW		13	EPSW	128	1.000	128
3	M	PATO		13	Open Slab	240	1.000	240
Total Building Area						1,906		1,906



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Date 04/17/2026
 Time 03:14:36
 Page 4

660000042

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
LNT0	Lean To - Attached		40x10x8	Concrete	Formed Metal	400
Qual	4	Cond 3	Year 2021	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (18.20 x 400)		7,280		7,280 1,820		5,460
UTIL	Utility Building		30x60x12	Concrete	Formed Metal	1,800
Qual	4	Cond 3	Year 2013	Eff Age 10		
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (33.05 x 1,800)		59,490		59,490 11,898		47,592
LNT0	Lean To - Attached		12x60x8	Concrete	Formed Metal	720
Qual	3	Cond 3	Year 2013	Eff Age 10		
Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)		RCNLD
Base Cost (13.09 x 720)		9,425		9,425 4,430		4,995
CPDT	Carport - Detached		20x22x8	Concrete	Formed Metal	440
Qual	2	Cond 3	Year 2013	Eff Age 10		
Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)		RCNLD
Base Cost (8.10 x 440)		3,564		3,564 1,675		1,889
UTIL	Utility Building		24x40x8	Concrete	Formed Metal	960
Qual	2	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (30.60 x 960)		29,376		29,376 7,344		22,032