



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	660000657								
Parcel ID	22N14E-01-4-00000-000-0000								
Cadastral ID	01-22-14-00500								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	344255								
REYNOLDS, CHRIS A									
13651 S 4066 RD									
OOLOGAH OK 74053-0000									
Parcel Location									
Situs	13661 S 4066 RD								
Subdivision									
Lot/Block	/	Parcel Size	2.5 - Acres						
Sec/Twn/Rng	1 / 22 / 14 / 4								
Neighborhood	4010 - 22-14								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description									
Lat/Long: 36.41400522 -95.76464259									
Building Permits									
NW SE NW SE									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	ARNOLD, KYLE &	04/23/2024		4					
/	ARNOLD, TAMMY J	03/13/2023	0	4					
2402/188	YEAGER, VELDA M	05/22/2014	0	4					
1092/865	JOHNSTON, CECIL J	12/12/1997	15,500	Yes					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	1998	Land Value	88,799	45,164	11%	4,968	Assessed	5,548	600.19
Year Frozen	2005	Improvements	2,650	195		21	Penalty	0	
Uncapped Value	0	Mobile Home	7,132	5,084		559	Exemption	0	0.00
TIF Project ID	0	Total Value	98,581	50,443		5,548	Total Taxable	5,548	600.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000657	REYNOLDS, CHRIS A	10	98,288	0	5,284	572.00		
2024	2024-660000657	REYNOLDS, CHRIS A	10	98,412	0	5,033	528.00		
2023	2023-660000657	ARNOLD, KYLE &	10	50,319	0	4,793	498.00		
2022	2022-660000657	ARNOLD, TAMMY J	10	45,855	0	4,565	472.00		
2021	2021-660000657	ARNOLD, TAMMY J	10	45,527	0	4,348	453.00		
2020	2020-660000657	ARNOLD, TAMMY J	10	45,710	0	4,140	438.00		
2019	2019-660000657	ARNOLD, TAMMY J	10	38,867	0	3,944	410.00		
2018	2018-660000657	ARNOLD, TAMMY J	10	38,970	0	3,756	403.00		
2017	2017-660000657	ARNOLD, TAMMY J	10	38,860	0	3,577	407.00		
2016	2016-660000657	ARNOLD, TAMMY J	10	33,351	0	3,407	353.00		
2015	2015-660000657	ARNOLD, TAMMY J	10	34,259	0	3,244	318.00		
2014	2014-660000657	ARNOLD, TAMMY J	10	34,302	1000	2,089	216.00		
2013	2013-660000657	YEAGER, VELDA M	10	34,302	1000	2,089	209.00		



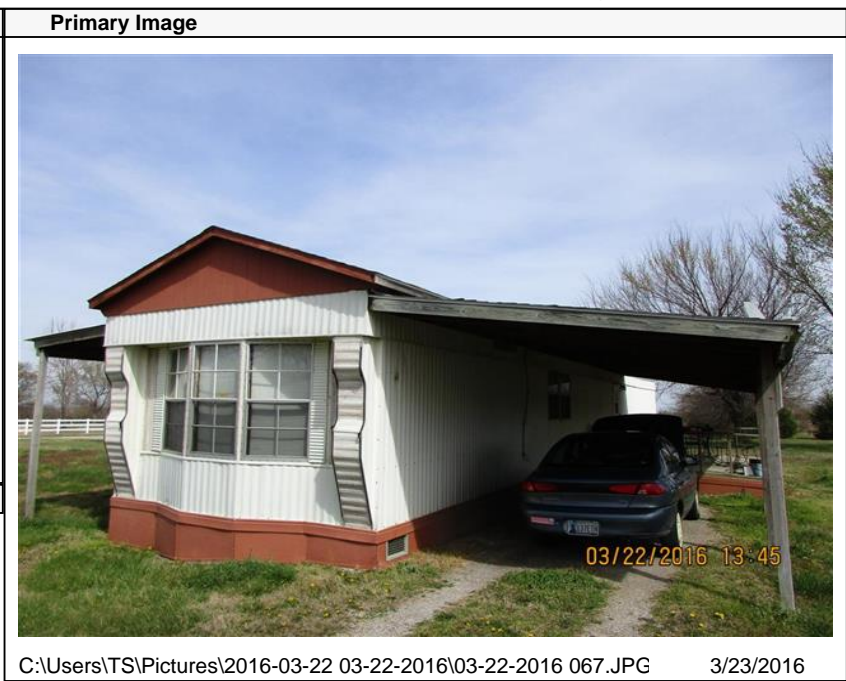
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Lot Data		Square-Foot - NBHD 4010 #1	
Lot Size			
Lot Count			
Units Buildable	2.5		
Non-Ag Acres	2.4619		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	107,238.00 x .83 = 88,799		
Factor Value			
Adjustments	1.0000		
Lot Value	88,799		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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	0.00	Total Misc Impr	+ 0				
Roofing Adj	+ 0.00	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0				
Plumbing Adj	+ 0.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 0				
Adj Base Cost	= 0.00	Lot Value	+ 88,799				
Total Area	x	Indicated Value	= 88,799				
Adjusted Cost	= 0	Value Per SqFt	0.00				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	88,799		
Indicated Value	88,799	0.00	Per SqFt
Agland Value			
Site Improvements	2,650		
Total Value	91,449	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			720	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 720)		7,546		7,546	5,660	1,886
	CP	CARPORT DIRT	0x0x0			624	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 624)		2,184		2,184	1,420	764



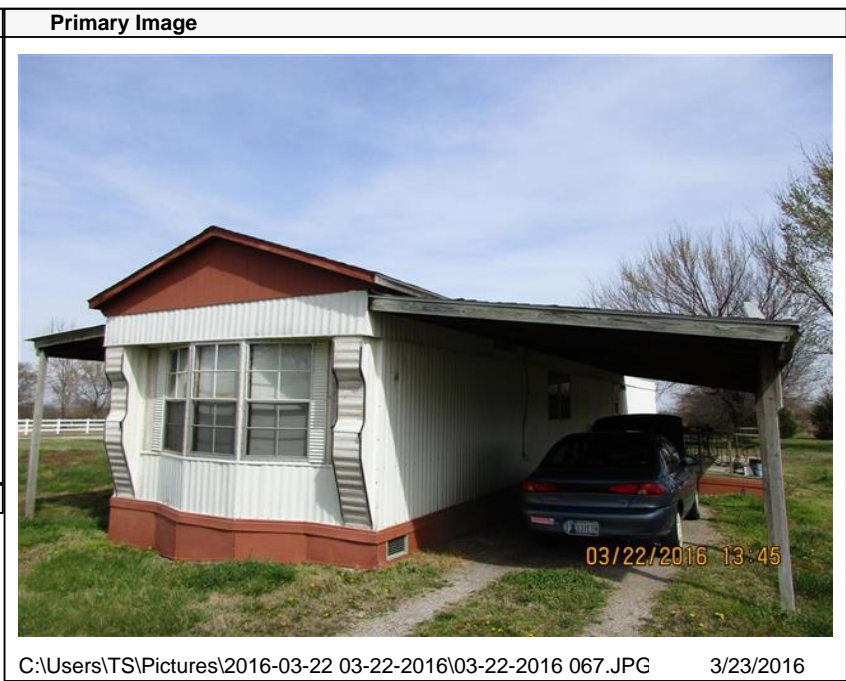
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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	6 Mobile Home 70 x 14
Condition	1.7 - Low
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	980 / 980
Style	100% Single Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 47

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	32.47	Total Misc Impr	+		0
Roofing Adj	+ 2.69	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=		41,954
Heat/Cool Adj	+ 0.00	Depreciation (83%)	-		34,822
Plumbing Adj	+ 7.65	Lump Sums	+		0
Basement Adj	+ 0.00	RCNLD	=		7,132
Adj Base Cost	= 42.81	Lot Value	+		
Total Area	x 980	Indicated Value	=		7,132
Adjusted Cost	= 41,954	Value Per SqFt			7.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	7,132		
Lot Value			
Indicated Value	7,132	7.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	7,132	7.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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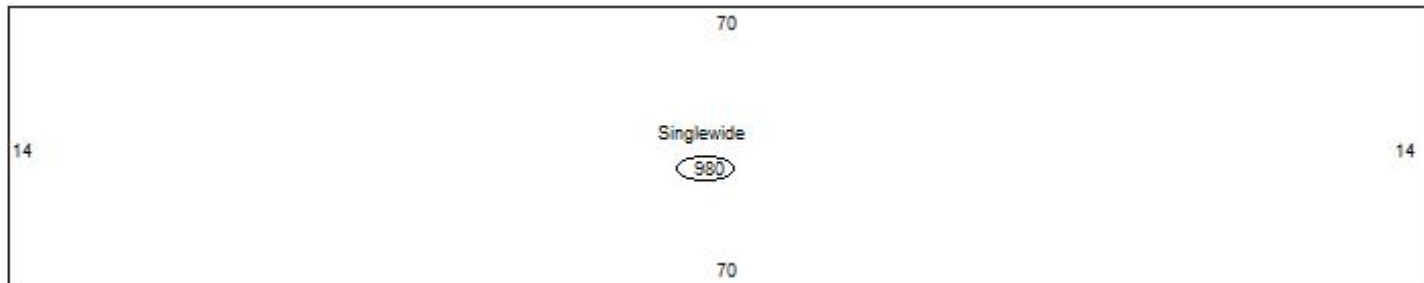
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	980	1.000	980
Total Building Area						980		980