



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 11:58:11
 Page 1

Assessment Data					Primary Image				
Account	660000674								
Parcel ID	22N14E-01-4-00000-000-0000								
Cadastral ID	01-22-14-01900								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	283593								
COOMBES, CHARLES J &									
EARL L COOMBES									
PO BOX 684									
COLLINSVILLE OK 74021-0000									
Parcel Location									
Situs	03675 E 420 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: 36.40943077 -95.76241581									
Building Permits									
SW SW SE SE									
Number	Description	Opened	Closed	Amount					
R25 225	NEW SFR 1500 SQ FT	07/2025	03/2026	72,575					
R18 000222	R19- NEW 30X30 SQ FT DTCH ACC BL	08/2018	09/2018	8,200					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1527/383	SURRIDGE, JOHN MARK	09/24/2003	10,000	YES					
1480/648	PELLEY, VIRGINIA	03/14/2003	0	16					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	2004	Land Value	89,802	33,736	11%	3,711	Assessed	22,052	2,385.62
Year Frozen	2026	Improvements	198,636	166,736		18,341	Penalty	0	
Uncapped Value	163,174	Mobile Home	0	0		0	Exemption	1,000	-95.00
TIF Project ID	0	Total Value	288,438	200,472		22,052	Total Taxable	21,052	2,291.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660000674	COOMBES, CHARLES J &	10	118,199	1000	2,984	337.00		
2024	2024-660000674	COOMBES, CHARLES J &	10	117,263	1000	2,867	314.00		
2023	2023-660000674	COOMBES, CHARLES J &	10	64,155	1000	2,755	301.00		
2022	2022-660000674	COOMBES, CHARLES J &	10	61,061	1000	2,645	288.00		
2021	2021-660000674	COOMBES, CHARLES J &	10	50,624	1000	2,539	278.00		
2020	2020-660000674	COOMBES, CHARLES J &	10	51,134	1000	2,436	271.00		
2019	2019-660000674	COOMBES, CHARLES J &	10	44,584	1000	2,336	256.00		
2018	2018-660000674	COOMBES, CHARLES J &	10	38,133	1000	1,462	171.00		
2017	2017-660000674	COOMBES, CHARLES J &	10	38,117	1000	1,390	171.00		
2016	2016-660000674	COOMBES, CHARLES J &	10	29,080	0	1,974	205.00		
2015	2015-660000674	COOMBES, CHARLES J &	10	29,023	0	1,881	184.00		
2014	2014-660000674	COOMBES, CHARLES J &	10	28,995	0	1,791	175.00		
2013	2013-660000674	COOMBES, CHARLES J &	10	31,675	0	1,706	162.00		



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Date 04/17/2026
 Time 11:58:12
 Page 2

Lot Data		Square-Foot - NBHD 4010 #1	
Lot Size			
Lot Count			
Units Buildable	2.5		
Non-Ag Acres	2.5386		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	110,580.00 x .81 = 89,802		
Factor Value			
Adjustments	1.0000		
Lot Value	89,802		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,500
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2025 / 1

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	84.32	Total Misc Impr	+ 2,793
Roofing Adj	+ 4.44	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 160,743
Heat/Cool Adj	+ 10.30	Depreciation (1%)	- 1,607
Plumbing Adj	+ 6.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 159,136
Adj Base Cost	= 105.30	Lot Value	+ 89,802
Total Area	x 1,500	Indicated Value	= 248,938
Adjusted Cost	= 157,950	Value Per SqFt	165.96

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,136		
Lot Value	89,802		
Indicated Value	248,938	165.96	Per SqFt
Agland Value			
Site Improvements	39,500		
Total Value	288,438	192.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194803	16x6		96	20.99		2,015
PATO	Patio - Open	194804	10x6		60	10.24		614
PATO	Patio - Open	194805	4x4		16	10.24		164



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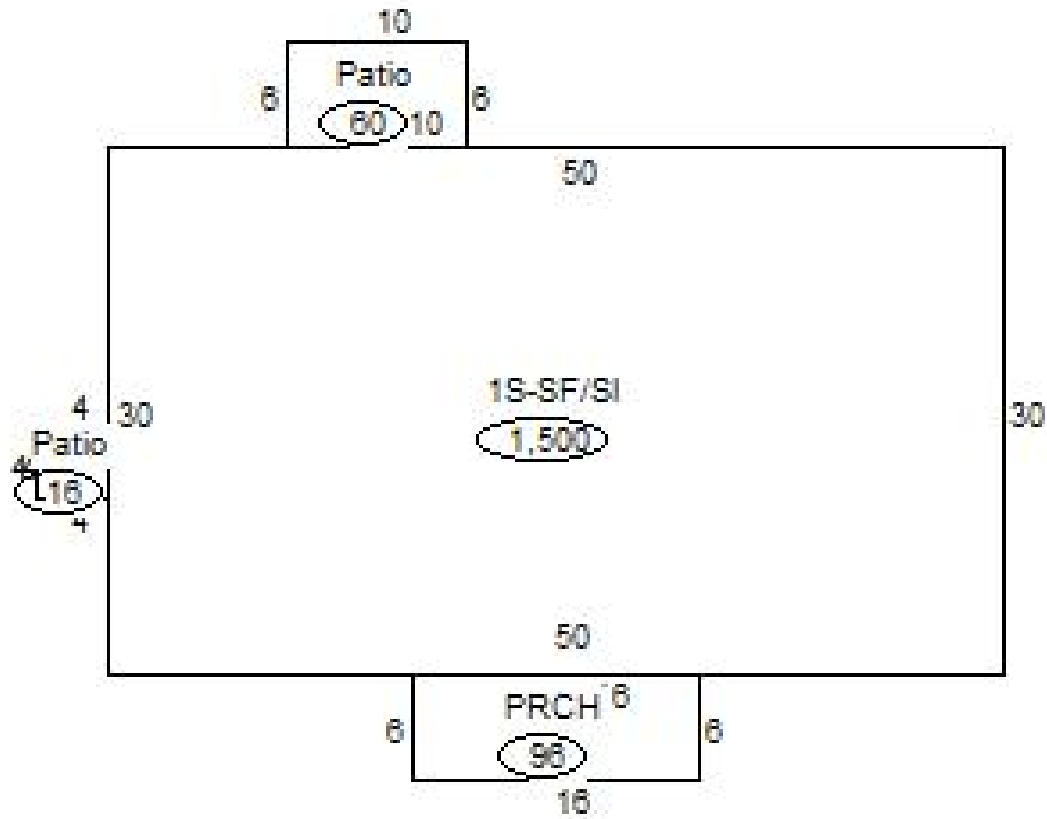
Date 04/17/2026

Time 11:58:12

Page 3

Sketch Image

660000674



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,500	1.000	1,500
2	M	PRCH		20	PRCH	96	1.000	96
3	M	PATO		20	Patio	60	1.000	60
4	M	PATO		20	Patio	16	1.000	16
Total Building Area						1,500		1,500



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 Time 11:58:12
 Page 4

660000674

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPAT	Carport - Attached	20x32x14	Dirt	Formed Metal	640
	Qual	2	Cond 2	Year 2026	Eff Age 0	
	Valuation Summary			Modifier Total	RCN	Depr (0% Phys/ % Func)
	Base Cost (6.31 x 640)		4,038		4,038	4,038
	UTIL	SHOP BUILDING	30x30x10	Concrete	Formed Metal	900
	Qual	2	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary			Modifier Total	RCN	Depr (11% Phys/ % Func)
	Base Cost (30.60 x 900)		27,540		27,540	3,029
						24,511
	UTIL	SHOP BUILDING	20x20x8	Concrete	Formed Metal	400
	Qual	2	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary			Modifier Total	RCN	Depr (15% Phys/ % Func)
	Base Cost (32.21 x 400)		12,884		12,884	1,933
						10,951