



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:54:30
Page 1

Assessment Data					Primary Image									
Account	660001600													
Parcel ID	22N14E-02-3-00000-000-0000													
Cadastral ID	02-22-14-00600													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	337050													
READING, SHELBY NICOLE & JAMES DAKOTA														
13851 S 4050 RD OOLOGAH OK 74053-0000														
Parcel Location														
Situs	13851 S 4050 RD													
Subdivision														
Lot/Block	/	Parcel Size	25 - Acres											
Sec/Twn/Rng	2 / 22 / 14 / 3													
Neighborhood	4010 - 22-14													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.41239225 -95.79213837														
N2 S2 N2 SW SW & N2 N2 SW SW & S2 S2 NW SW														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	3S REVOCABLE TRUST	12/30/2021	500,000	YES										
/	GUILFOYLE, JOHN P	11/05/2020	0	4										
867/373		11/08/1991	30,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	2023	Land Value	3,931	3,931	11%	432	Assessed	27,004						
Year Frozen	0	Improvements	284,090	241,558		26,572	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	288,021	245,489		27,004	Total Taxable	26,004						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001600	READING, SHELBY NICOLE &	10	256,675	1000	25,217	2,742.00							
2024	2024-660001600	READING, SHELBY NICOLE &	10	240,633	1000	24,454	2,575.00							
2023	2023-660001600	READING, SHELBY NICOLE &	10	224,659	1000	23,712	2,480.00							
2022	2022-660001600	READING, SHELBY NICOLE &	10	229,025	1000	19,819	2,065.00							
2021	2021-660001600	3S REVOCABLE TRUST	10	211,512	1000	19,212	2,017.00							
2020	2020-660001600	GUILFOYLE, JOHN P &	10	203,264	1000	18,149	1,934.00							
2019	2019-660001600	GUILFOYLE, JOHN P &	10	193,783	1000	17,591	1,839.00							
2018	2018-660001600	GUILFOYLE, JOHN P &	10	200,294	1000	17,050	1,845.00							
2017	2017-660001600	GUILFOYLE, JOHN P &	10	197,962	1000	16,524	1,892.00							
2016	2016-660001600	GUILFOYLE, JOHN P &	10	193,289	1000	16,014	1,673.00							
2015	2015-660001600	GUILFOYLE, JOHN P &	10	188,595	1000	15,518	1,533.00							
2014	2014-660001600	GUILFOYLE, JOHN P &	10	190,508	1000	15,037	1,483.00							
2013	2013-660001600	GUILFOYLE, JOHN P &	10	179,421	1000	14,570	1,390.00							



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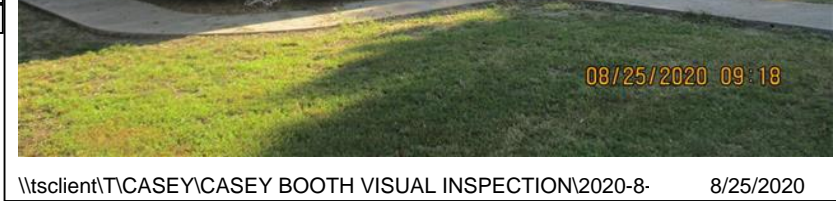
Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:54:30
Page 2

Lot Data	Units-Buildable - 22-14 (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,578 / 2,578
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1993 / 25

Cost Approach		Manual : 01/2025	
Base Cost	99.53	Total Misc Impr	+ 18,544
Roofing Adj	+ 5.14	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 343,449
Heat/Cool Adj	+ 14.47	Depreciation (31%)	- 106,469
Plumbing Adj	+ 6.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 236,980
Adj Base Cost	= 126.03	Lot Value	+
Total Area	x 2,578	Indicated Value	= 236,980
Adjusted Cost	= 324,905	Value Per SqFt	91.92



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-8- 8/25/2020

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	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	236,980		
Lot Value			
Indicated Value	236,980	91.92	Per SqFt
Agland Value	3,931		
Site Improvements	47,110		
Total Value	525,001	203.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4393	564		564	27.70		15,623
PRCH	SLAB PORCH - COVERED	4394	20x5		100	29.21		2,921



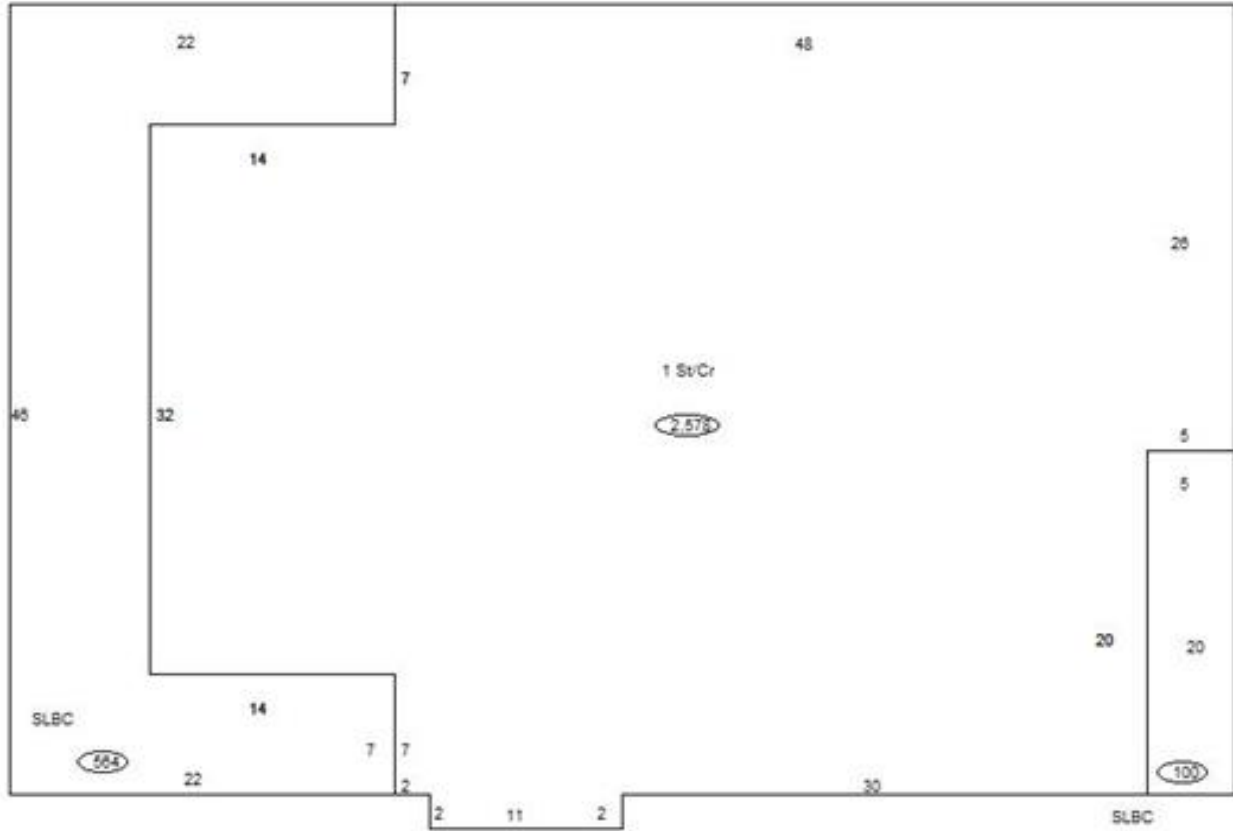
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:54:30
 Page 3

Sketch Image

660001600



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,578	1.000	2,578
2	M	PRCH		10	SLBC	564	1.000	564
3	M	PRCH		10	SLBC	100	1.000	100
Total Building Area						2,578		2,578



Rogers



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Date 04/17/2026
Time 01:54:30
Page 4

660001600

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	22x25x0			550
	Qual 2	Cond 3	Year 2020	Eff Age	5	
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
	Base Cost (29.97 x 550)		16,484	16,484	1,484	15,000
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (31.48 x 1,200)		37,776	37,776	5,666	32,110



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
Time 01:54:30
Page 5

Agland Inventory

660001600

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			9.083	54	54	491	491
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			15.796	216	216	3,412	3,412
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			.121	235	235	28	28
IMP PST Totals						25.000			3,931	3,931
Total Agland						25.000			3,931	3,931