



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data				Primary Image						
Account	660001839			<p>\\tsclient\C\Users\Randy Necessary\Pictures\102_0601\IMG_0028. 6/3/2021</p>						
Parcel ID	19N17E-03-3-00000-000-0000									
Cadastral ID	03-19-17-00500									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	3							
Tax Area	2 - INOLA RURAL									
Name ID	148474									
OSBORN, THOMAS HAROLD JR										
PO BOX 572 HOLDENVILLE OK 74848-0572										
Parcel Location										
Situs	31681 S 4220 RD									
Subdivision										
Lot/Block	/	Parcel Size	100 - Acres							
Sec/Twn/Rng	3 / 19 / 17 / 3									
Neighborhood	1917 - UNPLATTED									
School District	S005 - INOLA SCHOOLS									
Legal Description Lat/Long: 36.15022692 -95.48974606				Building Permits						
S2 SW & S2 NW SW				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	0	Land Value	14,951	14,951	11%	1,645	Assessed	9,474	758.49	
Year Frozen	0	Improvements	81,544	71,177		7,829	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	96,495	86,128		9,474	Total Taxable	9,474	758.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660001839	OSBORN, THOMAS HAROLD JR			2	87,314	0	9,199	736.00	
2024	2024-660001839	OSBORN, THOMAS HAROLD JR			2	84,724	0	8,930	718.00	
2023	2023-660001839	OSBORN, THOMAS HAROLD JR			2	78,821	0	8,670	698.00	
2022	2022-660001839	OSBORN, THOMAS HAROLD JR			2	80,307	0	8,834	717.00	
2021	2021-660001839	OSBORN, THOMAS HAROLD JR			2	80,970	0	8,907	714.00	
2020	2020-660001839	OSBORN, THOMAS HAROLD JR			2	79,783	0	8,776	709.00	
2019	2019-660001839	OSBORN, THOMAS HAROLD JR			2	78,509	0	8,636	714.00	
2018	2018-660001839	OSBORN, THOMAS HAROLD JR			2	82,809	0	9,109	760.00	
2017	2017-660001839	OSBORN, THOMAS HAROLD JR			2	82,330	0	9,056	762.00	
2016	2016-660001839	OSBORN, THOMAS HAROLD JR			2	80,378	0	8,841	752.00	
2015	2015-660001839	OSBORN, THOMAS HAROLD JR			2	79,172	0	8,709	756.00	
2014	2014-660001839	OSBORN, THOMAS HAROLD JR			2	78,830	0	8,671	779.00	
2013	2013-660001839	OSBORN, THOMAS HAROLD JR			2	77,753	0	8,424	710.00	



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

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,578 / 1,578
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	775 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1953 / 55

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	

Cost Approach				Manual : 01/2025			
Base Cost	89.51	Total Misc Impr	+ 4,504				
Roofing Adj	+ 4.71	Garage Cost	+ 16,903				
Subfloor Adj	+ 2.31	Total RCN	= 195,003				
Heat/Cool Adj	+ 10.30	Depreciation (63%)	- 122,852				
Plumbing Adj	+ 3.18	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 72,151				
Adj Base Cost	= 110.01	Lot Value	+ 72,151				
Total Area	x 1,578	Indicated Value	= 72,151				
Adjusted Cost	= 173,596	Value Per SqFt	45.72				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	72,151		
Lot Value			
Indicated Value	72,151	45.72	Per SqFt
Agland Value	14,951		
Site Improvements	9,393		
Total Value	96,495	61.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4783	21x8		168	20.77		3,489
PRCH	SLAB PORCH - COVERED	4784	48		48	21.14		1,015



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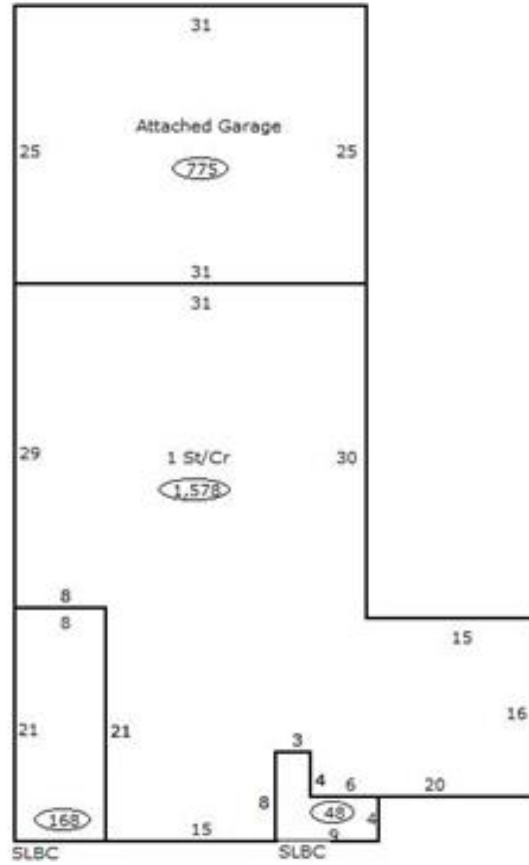
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,578	1.000	1,578
2	G	1		13	Attached Garage	775	1.000	775
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PRCH		13	SLBC	48	1.000	48
Total Building Area						1,578		1,578



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x36x10	Dirt	Formed Metal	1,080
	Qual 3	Cond 3	Year 1980	Eff Age 35		

Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (22.30 x 1,080)	24,084		24,084	14,691	9,393



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Agland Inventory

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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			26.850	54	54	1,450	1,450
CO	COLLINSVILLE STONY LOAM	TMBR	22			3.130	40	40	124	124
TMBR Totals						29.980			1,574	1,574
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			10.707	192	192	2,056	2,056
NTV PST Totals						10.707			2,056	2,056
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			8.553	168	168	1,437	1,437
PAA	PARSONS SILT LOAM 0-1% SL	IMP PST	76			13.711	213	213	2,918	2,918
SUC	SUMMIT SILTY CLAY LOAM 3-	IMP PST	67			36.726	188	188	6,890	6,890
TAA	TALOKA SILT LOAM 0-1% SLO	IMP PST	84			.323	235	235	76	76
IMP PST Totals						59.313			11,321	11,321
Total Agland						100.000			14,951	14,951