



# 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	660003337								
Parcel ID	22N17E-04-2-00000-000-0000								
Cadastral ID	04-22-17-00600								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	70 - FOYIL RURAL/FOYIL FIRE								
Name ID	298690								
RIDDLE, DANIEL B &									
ANGELIA M									
713 GYRFALCON DR									
NORMAN OK 73072-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	13.35 - Acres						
Sec/Twn/Rng	4 / 22 / 17 / 2								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S007 - FOYIL SCHOOLS								
Legal Description									
Lat/Long: 36.41717575 -95.50484564									
NE SW NW & W2 SW NW LESS S 156.4' W 650' SW SW NW & N 478.6' SE SW NW LESS TR BEG 25' E & 20' N SW/C SE SW NW N 208.71' E 208.71' S 208.71' W 208.71' TO POB & LESS S 10' E 10' W 265' N 478' SW NW & LESS TR DESC AS 660' LONG BY 25' WIDE THAT LAYS BETWEEN 156.4' N AND 181.4' N OF S EDGE OF									
Building Permits									
Number	Description	Opened	Closed	Amount					
R6	R6 PARENT SPLIT	10/2004	12/2005						
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
1965/728	UELSMAN, BILLIE J	07/11/2008	0	4					
1965/730	RIDDLE, DANIEL B	07/11/2008	0	4					
1211/42	RIDDLE, IMOGENE	01/19/2000	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax	
Remove Cap	2001	Land Value	1,179	1,179	11%	130	Assessed	8,680	
Year Frozen	0	Improvements	111,476	77,724		8,550	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0.00	
TIF Project ID	0	Total Value	112,655	78,903		8,680	Total Taxable	8,680	
882.00									
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003337	RIDDLE, DANIEL B &	70	130,855	0	8,427	856.00		
2024	2024-660003337	RIDDLE, DANIEL B &	70	80,106	0	8,181	853.00		
2023	2023-660003337	RIDDLE, DANIEL B &	70	74,049	0	7,943	828.00		
2022	2022-660003337	RIDDLE, DANIEL B &	70	72,584	0	7,712	807.00		
2021	2021-660003337	RIDDLE, DANIEL B &	70	68,064	0	7,487	763.00		
2020	2020-660003337	RIDDLE, DANIEL B &	70	67,438	0	7,352	779.00		
2019	2019-660003337	RIDDLE, DANIEL B &	70	64,891	0	7,138	758.00		
2018	2018-660003337	RIDDLE, DANIEL B &	70	66,810	0	7,349	766.00		
2017	2017-660003337	RIDDLE, DANIEL B &	70	66,210	0	7,260	759.00		
2016	2016-660003337	RIDDLE, DANIEL B &	70	58,705	0	6,458	699.00		
2015	2015-660003337	RIDDLE, DANIEL B &	70	57,321	0	6,306	676.00		
2014	2014-660003337	RIDDLE, DANIEL B &	70	58,848	0	6,209	656.00		
2013	2013-660003337	RIDDLE, DANIEL B &	70	54,797	0	6,028	623.00		



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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
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	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	792 / 1,320
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	792
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2012 / 11

### 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	111,476		
Lot Value			
Indicated Value	111,476	84.45	Per SqFt
Agland Value	1,179		
Site Improvements			
Total Value	112,655	85.34	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	77.79	Total Misc Impr	+	0
Roofing Adj	+ 3.20	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	118,510
Heat/Cool Adj	+ 5.00	Depreciation ( 14%)	-	16,591
Plumbing Adj	+ 3.79	Lump Sums	+	9,557
Basement Adj	+ 0.00	RCNLD	=	111,476
Adj Base Cost	= 89.78	Lot Value	+	
Total Area	x 1,320	Indicated Value	=	111,476
Adjusted Cost	= 118,510	Value Per SqFt		84.45

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	130069	24x12		288	27.45		7,906
WODO	Wood Deck - Open	163637	8x8		64	25.79		1,651



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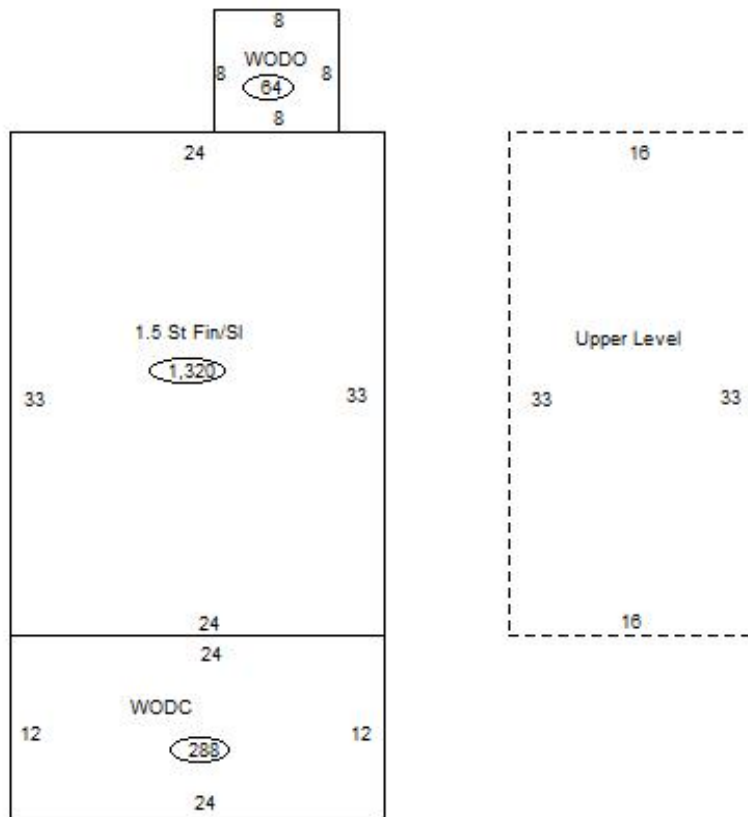
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	792	1.667	1,320
2	U	^UL		13	Upper Level	528	1.000	528
3	M	WODC		13	WODC	288	1.000	288
4	M	WODO		13	WODO	64	1.000	64
<b>Total Building Area</b>						792		1,320



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Plank	Composition Shingle	96
	<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12	

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (27.79 x 96)	2,668		2,668	2,668	

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	<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2010	<b>Eff Age</b> 12	

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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
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35		0	11.350	84	84	953	953
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47		0	2.000	113	113	226	226
<b>NTV PST Totals</b>						13.350			1,179	1,179
<b>Total Agland</b>						13.350			1,179	1,179