



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 11:05:02
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| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------|------------------------|----------------|------------------|---|------------------|---------------|-----------------|-------------|--------|-------------|-----------|--------|-------------|----------|-----------|---------|-------------|------------|------|------------|--------|--------|-----|-------|----------|-----------------|-------------|---|--------------|---------|---------|--|--------|---------|---|----------------|---|-------------|---|---|--|---|-----------|--------------|----------------|---|-------------|---------|---------|--|--------|---------------|-----------------|
| Account 660013475 Parcel ID 23N14E-13-3-00000-000-0000 Cadastral ID 13-23-14-00800 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 329837 HENDRIX, BAILEY LANE & REIGHLI LOU 3151 E 380 RD TALALA OK 74080-0000 Parcel Location Situs 03151 E 380 RD Subdivision Lot/Block / Parcel Size 80 - Acres Sec/Twn/Rng 13 / 23 / 14 / 3 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS | | | | | <p style="text-align: right; color: orange;">07/01/2020 12:28</p> <p>\\tsclient\C\Users\CB\OneDrive - Rogers County\Pictures\2020-07-1 7/1/2020</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.47059938 -95.77429925 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| W2 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 | | | | | Sale History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | / | MAYNOR FAMILY | 01/02/2020 | 400,000 | YES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 2448/335 | MAYNOR, CONRAD E | 01/08/2015 | 0 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2021</td> <td>Land Value</td> <td>13,510</td> <td>13,510</td> <td>11%</td> <td>1,486</td> <td>Assessed</td> <td>22,702 2,455.94</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>192,873</td> <td>192,873</td> <td> </td> <td>21,216</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000 -94.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>206,383</td> <td>206,383</td> <td> </td> <td>22,702</td> <td>Total Taxable</td> <td>21,702 2,362.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.182 | Current Tax | Remove Cap | 2021 | Land Value | 13,510 | 13,510 | 11% | 1,486 | Assessed | 22,702 2,455.94 | Year Frozen | 0 | Improvements | 192,873 | 192,873 | | 21,216 | Penalty | 0 | Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -94.00 | TIF Project ID | 0 | Total Value | 206,383 | 206,383 | | 22,702 | Total Taxable | 21,702 2,362.00 |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 108.182 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2021 | Land Value | 13,510 | 13,510 | 11% | 1,486 | Assessed | 22,702 2,455.94 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | 0 | Improvements | 192,873 | 192,873 | | 21,216 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -94.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 206,383 | 206,383 | | 22,702 | Total Taxable | 21,702 2,362.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660013475 | HENDRIX, BAILEY LANE & | 10 | 200,930 | 1000 | 21,102 | 2,297.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660013475 | HENDRIX, BAILEY LANE & | 10 | 213,657 | 1000 | 20,859 | 2,198.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660013475 | HENDRIX, BAILEY LANE & | 10 | 192,929 | 1000 | 20,222 | 2,117.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660013475 | HENDRIX, BAILEY LANE & | 10 | 193,861 | 1000 | 20,325 | 2,118.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660013475 | HENDRIX, BAILEY LANE & | 10 | 212,654 | 1000 | 22,392 | 2,348.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660013475 | HENDRIX, BAILEY LANE & | 10 | 167,961 | 0 | 18,164 | 1,921.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660013475 | MAYNOR, CONRAD E & | 10 | 160,315 | 0 | 17,635 | 1,830.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660013475 | MAYNOR, CONRAD E & | 10 | 170,400 | 0 | 18,744 | 2,013.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660013475 | MAYNOR, CONRAD E & | 10 | 168,675 | 0 | 18,380 | 2,090.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-660013475 | MAYNOR, CONRAD E & | 10 | 163,357 | 0 | 17,844 | 1,847.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-660013475 | MAYNOR, CONRAD E & | 10 | 165,712 | 0 | 17,324 | 1,697.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-660013475 | MAYNOR, CONRAD E | 10 | 169,128 | 0 | 16,820 | 1,646.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-660013475 | MAYNOR, CONRAD E | 10 | 163,325 | 0 | 16,330 | 1,545.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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| Lot Data - Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE) | |
|--|-----------------|
| 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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| Residential Data | |
|------------------|----------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Veneer, Stone |
| Base/Total Area | 1,872 / 1,872 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 4 Metal, Preformed |
| Area on Slab | 0 |
| Fixture/RghIn | 8 / |
| Bed/F/H Bath | 4 / 2.0 / |
| Basement Area | |
| Garage Type | 780 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1970 / 42 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | |
|---------------------|--|
| MRA Code | |
| Adjusted R | |
| Indicated Value | |

| Direct Comparables | |
|--------------------|-------------|
| Selection Model | A Adam Test |
| Adjustment Model | A2 AO Test |
| Comparables | |
| Indicated Value | |

| Cost Approach | | | | Manual : 01/2025 | |
|---------------|-----------|---------------------|---|------------------|--|
| Base Cost | 102.50 | Total Misc Impr | + | 2,016 | |
| Roofing Adj | + 4.82 | Garage Cost | + | 20,015 | |
| Subfloor Adj | + 1.06 | Total RCN | = | 256,836 | |
| Heat/Cool Adj | + 11.47 | Depreciation (50%) | - | 128,418 | |
| Plumbing Adj | + 5.58 | Lump Sums | + | 0 | |
| Basement Adj | + 0.00 | RCNLD | = | 128,418 | |
| Adj Base Cost | = 125.43 | Lot Value | + | | |
| Total Area | x 1,872 | Indicated Value | = | 128,418 | |
| Adjusted Cost | = 234,805 | Value Per SqFt | | 68.60 | |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 128,418 | | |
| Lot Value | | | |
| Indicated Value | 128,418 | 68.60 | Per SqFt |
| Agland Value | 13,510 | | |
| Site Improvements | 11,952 | | |
| Total Value | 153,880 | 82.20 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 32409 | 14x6 | | 84 | 24.00 | | 2,016 |



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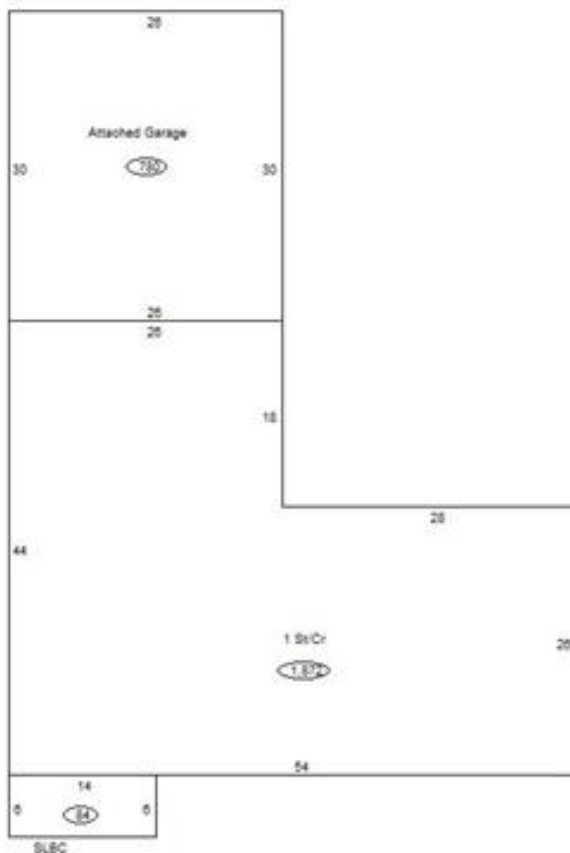
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Sketch Image

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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 | 1,872 | 1.000 | 1,872 |
| 2 | G | 1 | | 13 | Attached Garage | 780 | 1.000 | 780 |
| 3 | M | PRCH | | 13 | SLBC | 84 | 1.000 | 84 |
| Total Building Area | | | | | | 1,872 | | 1,872 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------------|-----------------------|------------|---------------------------------|---------|--------------|
|  | BARN BARN | | 0x0x0 | | | 1,352 |
| | Qual 3 | Cond 3 | Year | | Eff Age | |
| Valuation Summary | | Modifier Total | RCN | Depr (75% Phys/ % Func) | | RCNLD |
| Base Cost (10.00 x 1,352) | | 13,520 | | 13,520 | 10,140 | 3,380 |
|  | BARN BARN | | 0x0x0 | | | 720 |
| | Qual 3 | Cond 3 | Year | | Eff Age | |
| Valuation Summary | | Modifier Total | RCN | Depr (85% Phys/ % Func) | | RCNLD |
| Base Cost (10.48 x 720) | | 7,546 | | 7,546 | 6,414 | 1,132 |
|  | BARN BARN | | 0x0x0 | | | 2,552 |
| | Qual 3 | Cond 3 | Year | | Eff Age | |
| Valuation Summary | | Modifier Total | RCN | Depr (95% Phys/ % Func) | | RCNLD |
| Base Cost (8.76 x 2,552) | | 22,356 | | 22,356 | 21,238 | 1,118 |
|  | BARN BARN | | 0x0x0 | | | 7,200 |
| | Qual 3 | Cond 3 | Year | | Eff Age | |
| Valuation Summary | | Modifier Total | RCN | Depr (95% Phys/ % Func) | | RCNLD |
| Base Cost (7.49 x 7,200) | | 53,928 | | 53,928 | 51,232 | 2,696 |
|  | BARN BARN | | 0x0x0 | | | 7,200 |
| | Qual 3 | Cond 3 | Year | | Eff Age | |
| Valuation Summary | | Modifier Total | RCN | Depr (100% Phys/ % Func) | | RCNLD |
| Base Cost (7.49 x 7,200) | | 53,928 | | 53,928 | 53,928 | |
|  | BARN BARN | | 0x0x0 | | | 7,200 |
| | Qual 3 | Cond 3 | Year | | Eff Age | |
| Valuation Summary | | Modifier Total | RCN | Depr (95% Phys/ % Func) | | RCNLD |
| Base Cost (7.49 x 7,200) | | 53,928 | | 53,928 | 51,232 | 2,696 |
|  | STF STG FAIR | | 0x0x0 | | | 336 |
| | Qual 2 | Cond 3 | Year | | Eff Age | |
| Valuation Summary | | Modifier Total | RCN | Depr (85% Phys/ % Func) | | RCNLD |
| Base Cost (4.68 x 336) | | 1,572 | | 1,572 | 1,336 | 236 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|------|-------------|------------|-------|---------|-------------|
| | STF | STG FAIR | | | | 988 |
| | Qual | 2 | Cond | 3 | Year | Eff Age |

| Valuation Summary | Modifier Total | RCN | Depr (85% Phys/ % Func) | RCNLD |
|------------------------|----------------|-----|-------------------------|-------|
| Base Cost (4.68 x 988) | 4,624 | | 4,624 | 3,930 |
| | | | | 694 |



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| Lot Data | |
|---|-----------------|
| Units-Buildable - OOLOGAH RURAL (UNITS BUILDABLE) | |
| 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 | |



\\tsclient\C\Users\CB\OneDrive - Rogers County\Pictures\2020-07-1 7/1/2020

| Residential Data | |
|------------------|------------------------------|
| Type | 1 Single Family Residence |
| Condition | 4 - Good |
| Quality | 2 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Masonry, Concrete Block |
| Base/Total Area | 960 / 960 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 960 |
| Fixture/RghIn | 4 / |
| Bed/F/H Bath | 2 / 1.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1955 / 43 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | |
|---------------------|-----------------------|
| MRA Code | 1 Test |
| Adusted R | 0.8445 |
| Indicated Value | 52,674 54.87 Per SqFt |

| Direct Comparables | |
|--------------------|-------------|
| Selection Model | A Adam Test |
| Adjustment Model | A2 AO Test |
| Comparables | |
| Indicated Value | |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|---------------------|-----------|
| Base Cost | 94.28 | Total Misc Impr | + 2,192 |
| Roofing Adj | + 4.28 | Garage Cost | + |
| Subfloor Adj | + 0.00 | Total RCN | = 111,709 |
| Heat/Cool Adj | + 10.30 | Depreciation (53%) | - 59,206 |
| Plumbing Adj | + 5.22 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 52,503 |
| Adj Base Cost | = 114.08 | Lot Value | + |
| Total Area | x 960 | Indicated Value | = 52,503 |
| Adjusted Cost | = 109,517 | Value Per SqFt | 54.69 |

| Value Reconciliation | |
|----------------------|-----------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 52,503 |
| Lot Value | |
| Indicated Value | 52,503 54.69 Per SqFt |
| Agland Value | |
| Site Improvements | |
| Total Value | 52,503 54.69 Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 32411 | 5x4 | | 20 | 21.23 | | 425 |
| PRCH | SLAB PORCH - COVERED | 32412 | 14x6 | | 84 | 21.03 | | 1,767 |



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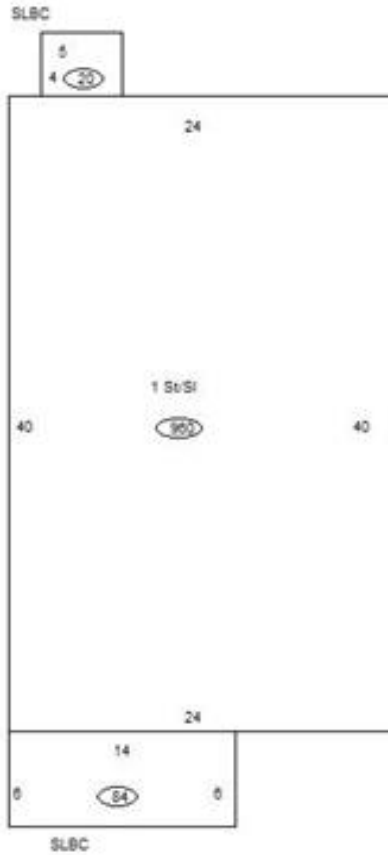
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 10 | 1 St/SI | 960 | 1.000 | 960 |
| 2 | M | PRCH | | 10 | SLBC | 20 | 1.000 | 20 |
| 3 | M | PRCH | | 10 | SLBC | 84 | 1.000 | 84 |
| Total Building Area | | | | | | 960 | | 960 |



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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 |
|-----------------------|---------------------------|----------|-----|----------|----------|--------|----------|----------|-----------|--------------|
| BDC2 | BATES-DENNIS SOILS 3-5% S | IMP PST | 59 | | 0 | 55.000 | 165 | 165 | 9,086 | 9,086 |
| BR | BREAKS-ALLUVIAL LAND COMP | IMP PST | 30 | | 0 | 8.000 | 84 | 84 | 672 | 672 |
| DBC | DENNIS-BATES COMPLEX 2-5% | IMP PST | 60 | | 0 | 1.000 | 168 | 168 | 168 | 168 |
| DNB | DENNIS SILT LOAM 1-3% SLO | IMP PST | 80 | | 0 | 16.000 | 224 | 224 | 3,584 | 3,584 |
| IMP PST Totals | | | | | | 80.000 | | | 13,510 | 13,510 |
| Total Agland | | | | | | 80.000 | | | 13,510 | 13,510 |