



# 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	660014707													
Parcel ID	22N17E-15-1-00000-000-0000													
Cadastral ID	15-22-17-01600													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 2												
Tax Area	75 - SEQUOYAH/FOYIL FD													
Name ID	31044													
SISCO, DANA DAWN & DONALD SHANE REYNOLDS & SARAH KATHERYN REYNOLDS 19690 E 430 RD CLAREMORE OK 74017-0000														
<b>Parcel Location</b>														
Situs	19690 E 430 RD													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	15 / 22 / 17 / 1													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S006 - SEQUOYAH SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.39255388 -95.47763491														
<b>Building Permits</b>														
W2 E2 NW NE														
<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										
<b>Exemptions</b>														
<b>Sale History</b>														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	REYNOLDS, DONALD E ESTATE	07/08/2019	0	4					
<b>Parcel Valuation</b>														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax					
Remove Cap	0	Land Value	130,641	66,547	11%	7,320	Assessed	16,398	1,661.28					
Year Frozen	2013	Improvements	162,002	82,522		9,078	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	292,643	149,069		16,398	Total Taxable	16,398	1,661.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660014707	SISCO, DANA DAWN &			75	261,195	0	16,398	1,661.00					
2024	2024-660014707	SISCO, DANA DAWN &			75	217,773	0	13,298	1,354.00					
2023	2023-660014707	SISCO, DANA DAWN &			75	163,377	0	13,298	1,385.00					
2022	2022-660014707	SISCO, DANA DAWN &			75	161,613	0	13,298	1,414.00					
2021	2021-660014707	SISCO, DANA DAWN &			75	169,899	0	13,298	1,373.00					
2020	2020-660014707	SISCO, DANA DAWN &			75	163,017	0	13,298	1,424.00					
2019	2019-660014707	SISCO, DANA DAWN &			75	145,161	2000	11,298	1,232.00					
2018	2018-660014707	REYNOLDS, DONALD E ESTATE			75	150,361	2000	11,298	1,237.00					
2017	2017-660014707	REYNOLDS, DONALD E ESTATE			75	149,272	2000	11,298	1,231.00					
2016	2016-660014707	REYNOLDS, DONALD E ESTATE			75	145,981	2000	11,298	1,229.00					
2015	2015-660014707	REYNOLDS, DONALD E ESTATE			75	143,590	2000	11,298	1,250.00					
2014	2014-660014707	REYNOLDS, DONALD E ESTATE			75	142,252	2000	11,298	1,267.00					
2013	2013-660014707	REYNOLDS, DONALD E ESTATE			75	136,590	2000	11,298	1,237.00					



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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	10		
Non-Ag Acres	9.9964		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	435,444.00 x .30 = 130,641		
Factor Value			
Adjustments	1.0000		
Lot Value	130,641		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/2/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,486 / 1,486
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,486
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	213,011 143.35 Per SqFt

### Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	123,848
Lot Value	130,641
Indicated Value	254,489 171.26 Per SqFt
Agland Value	
Site Improvements	38,154
Total Value	292,643 196.93 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.85	Total Misc Impr	+ 9,686
Roofing Adj	+ 4.37	Garage Cost	+ 16,880
Subfloor Adj	+ -1.21	Total RCN	= 221,158
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	- 97,310
Plumbing Adj	+ 9.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 123,848
Adj Base Cost	= 130.95	Lot Value	+ 130,641
Total Area	x 1,486	Indicated Value	= 254,489
Adjusted Cost	= 194,592	Value Per SqFt	171.26

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	35540	26x4		104	23.94		2,490
PATO	SLAB PORCH - OPEN	35541	18x12		216	9.72		2,100



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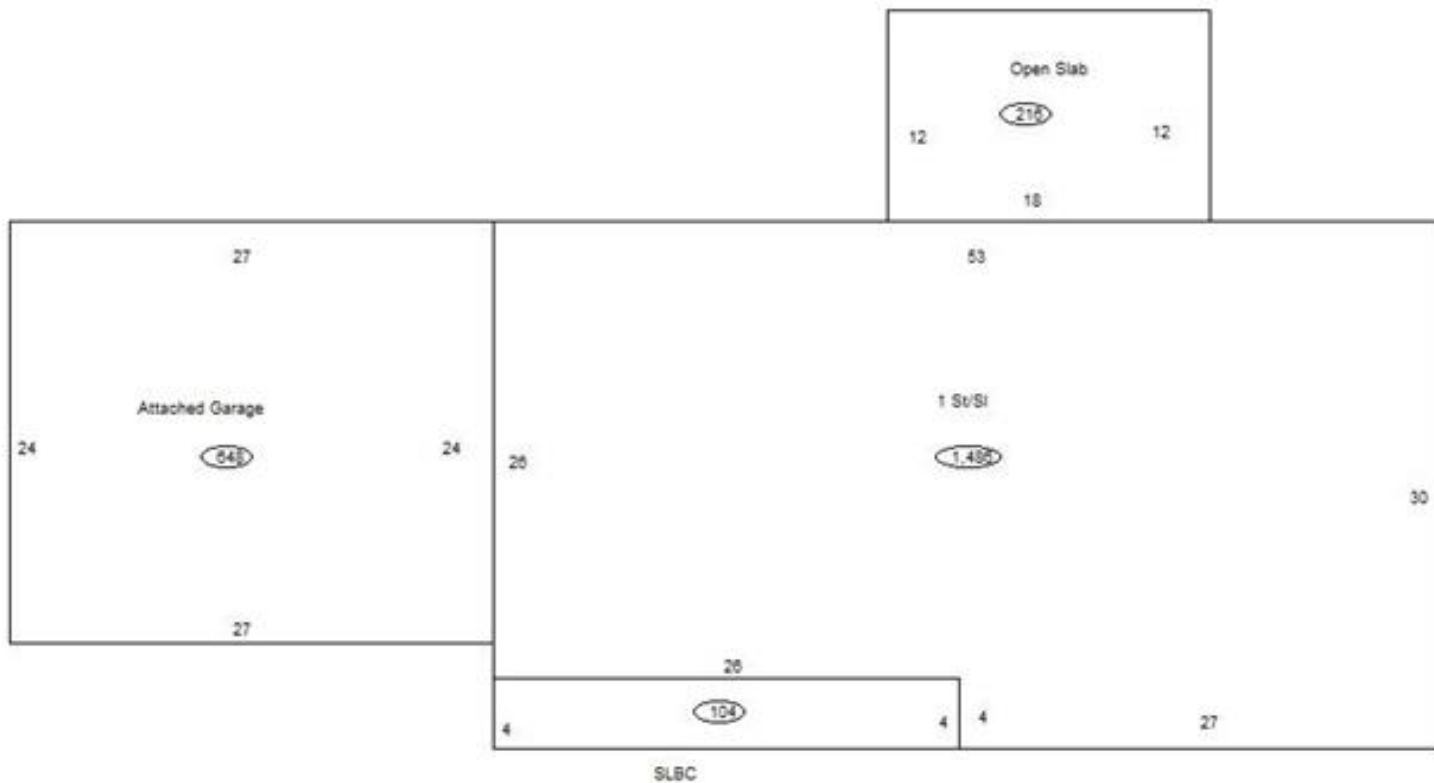
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### Sketch Image

660014707



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,486	1.000	1,486
2	G	1		10	Attached Garage	648	1.000	648
3	M	PRCH		10	SLBC	104	1.000	104
4	M	PATO		10	Open Slab	216	1.000	216
<b>Total Building Area</b>						<b>1,486</b>		<b>1,486</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Shop Building		38x50x10	Concrete	Formed Metal	1,900
<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 (25% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (26.48 x 1,900)	50,312		50,312	12,578	37,734

SHIP	Shipping/Storage Container		8x40x8	Base		320
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (79% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (6.25 x 320)	2,000		2,000	1,580	420