



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:59:09  
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Assessment Data					Primary Image									
Account	660019419													
Parcel ID	22N16E-22-1-00000-000-0000													
Cadastral ID	22-22-16-01100													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	11 - SEQUOYAH/NW FIRE													
Name ID	332481													
REED, J SCOTT & STACY L SUTTON & STEPHANIE D MILBURN 820 LORI LN VINITA OK 74301-0000														
<b>Parcel Location</b>														
Situs	16230 S 4170 RD													
Subdivision														
Lot/Block	/	Parcel Size	7 - Acres											
Sec/Twn/Rng	22 / 22 / 16 / 1													
Neighborhood	6050 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
<b>Legal Description</b> Lat/Long: 36.37555407 -95.58008687														
<b>Building Permits</b>														
N 462' NE SE 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					
H	Homestead	Yes	1,000	1,000	/	REED, JERRY ESTATE	10/21/2020	0	4					
<b>Parcel Valuation</b>														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax						
Remove Cap	0	Land Value	89,441	40,225	11%	4,425	Assessed	13,107	1,341.26					
Year Frozen	0	Improvements	100,727	78,934		8,682	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	190,168	119,159		13,107	Total Taxable	12,107	1,253.00					
<b>Assessment History</b>														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660019419	REED, J SCOTT &			11	189,005	1000	11,726	1,214.00					
2024	2024-660019419	REED, J SCOTT &			11	196,469	1000	11,356	1,180.00					
2023	2023-660019419	REED, J SCOTT &			11	145,298	1000	10,995	1,166.00					
2022	2022-660019419	REED, J SCOTT &			11	143,587	1000	10,646	1,136.00					
2021	2021-660019419	REED, J SCOTT &			11	150,518	1000	10,307	1,063.00					
2020	2020-660019419	REED, JERRY D			11	148,751	1000	9,977	1,062.00					
2019	2019-660019419	REED, JERRY D			11	133,333	1000	9,658	1,015.00					
2018	2018-660019419	REED, JERRY D			11	139,505	1000	9,347	993.00					
2017	2017-660019419	REED, JERRY D			11	138,575	1000	9,046	939.00					
2016	2016-660019419	REED, JERRY D			11	135,726	1000	8,754	915.00					
2015	2015-660019419	REED, JERRY D			11	137,631	1000	8,470	893.00					
2014	2014-660019419	REED, JERRY D			11	138,533	1000	8,194	864.00					
2013	2013-660019419	REED, JERRY D			11	131,828	1000	7,926	822.00					



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Lot Data		Square-Foot - NBHD 6050 #1	
Lot Size			
Lot Count			
Units Buildable	7		
Non-Ag Acres	7.0164		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	305,635.00 x .29 = 89,441		
Factor Value			
Adjustments	1.0000		
Lot Value	89,441		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-14\IMG\_00 12/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,640 / 1,640
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1969 / 43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	162,144	98.87	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	91.66	Total Misc Impr	+	825	
Roofing Adj	+ 4.25	Garage Cost	+	13,373	
Subfloor Adj	+ 1.15	Total RCN	=	202,634	
Heat/Cool Adj	+ 11.47	Depreciation ( 51%)	-	103,343	
Plumbing Adj	+ 6.37	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	99,291	
Adj Base Cost	= 114.90	Lot Value	+	89,441	
Total Area	x 1,640	Indicated Value	=	188,732	
Adjusted Cost	= 188,436	Value Per SqFt		115.08	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,291		
Lot Value	89,441		
Indicated Value	188,732	115.08	Per SqFt
Agland Value			
Site Improvements	1,436		
Total Value	190,168	115.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	47202	19x4		76	10.86		825



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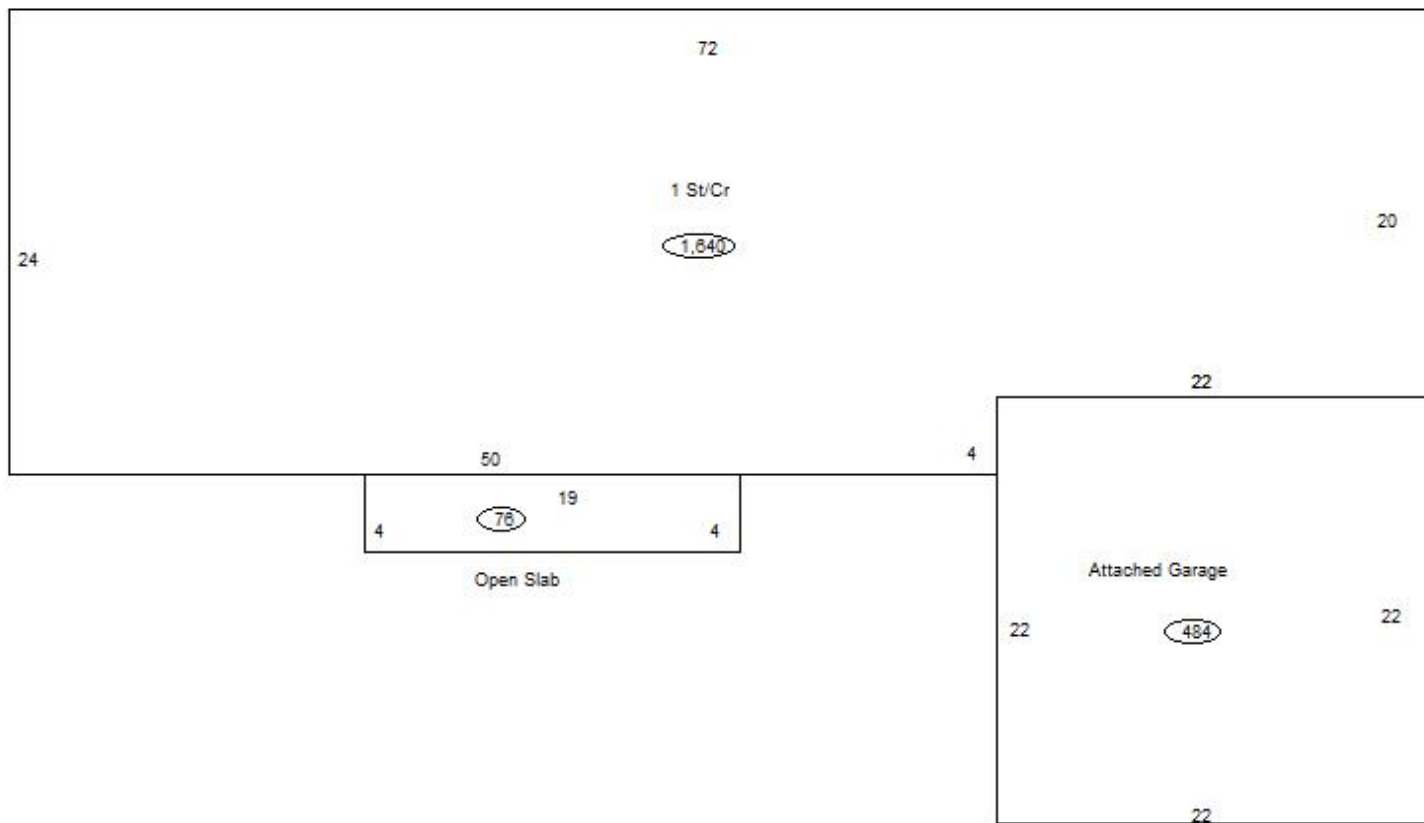
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,640	1.000	1,640
2	G	1		10	Attached Garage	484	1.000	484
3	M	PATO		10	Open Slab	76	1.000	76
<b>Total Building Area</b>						1,640		1,640



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CP	Carport Dirt	18x24x0			432	
	Qual	2	Cond 2	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (3.50 x 432)		1,512		1,512	76	1,436
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						