



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	660020586													
Parcel ID	22N16E-24-3-00000-000-0000													
Cadastral ID	24-22-16-01100													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	75 - SEQUOYAH/FOYIL FD													
Name ID	278840													
SISSON, LINDA GAILE &														
RAYMOND W PO BOX 2865 CLAREMORE OK 74018-0000														
Parcel Location														
Situs	16601 S 4180 RD													
Subdivision														
Lot/Block	/	Parcel Size	1 - Acres											
Sec/Twn/Rng	24 / 22 / 16 / 3													
Neighborhood	6050 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.37075944 -95.56067608														
S 209' N 758' W 209' W2 NW 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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1353/385	CARTER, RODNEY W & KARLA A	01/30/2002	40,500	YES										
1201/623	MCCLURE, BARBARA	11/15/1999	29,500	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax						
Remove Cap	2003	Land Value	31,776	30,335	11%	3,337	Assessed	21,484						
Year Frozen	0	Improvements	177,702	164,974		18,147	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	209,478	195,309		21,484	Total Taxable	20,484						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660020586	SISSON, LINDA GAILE &	75	207,795	1000	19,859	2,025.00							
2024	2024-660020586	SISSON, LINDA GAILE &	75	213,643	1000	19,251	1,974.00							
2023	2023-660020586	SISSON, LINDA GAILE &	75	178,737	1000	18,661	1,957.00							
2022	2022-660020586	SISSON, LINDA GAILE &	75	179,098	1000	18,701	2,003.00							
2021	2021-660020586	SISSON, LINDA GAILE &	75	178,730	1000	18,421	1,918.00							
2020	2020-660020586	SISSON, LINDA GAILE &	75	179,958	1000	17,855	1,928.00							
2019	2019-660020586	SISSON, LINDA GAILE &	75	166,419	1000	17,306	1,853.00							
2018	2018-660020586	SISSON, LINDA GAILE &	75	177,209	1000	17,833	1,918.00							
2017	2017-660020586	SISSON, LINDA GAILE &	75	175,731	1000	17,284	1,848.00							
2016	2016-660020586	SISSON, LINDA GAILE &	75	171,191	1000	16,752	1,789.00							
2015	2015-660020586	SISSON, LINDA GAILE &	75	167,526	1000	16,236	1,765.00							
2014	2014-660020586	SISSON, LINDA GAILE &	75	170,788	1000	15,733	1,735.00							
2013	2013-660020586	SISSON, LINDA GAILE &	75	165,404	1000	15,246	1,642.00							



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Lot Data	Square-Foot - NBHD 6050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0842	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,229.00 x .67 = 31,776	
Factor Value		
Adjustments	1.0000	
Lot Value	31,776	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,385 / 2,385
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1960 / 49



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	224,794	94.25	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,931		
Lot Value	31,776		
Indicated Value	169,707	71.16	Per SqFt
Agland Value			
Site Improvements	39,771		
Total Value	209,478	87.83	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.88	Total Misc Impr	+	24,071			
Roofing Adj	+ 4.54	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	299,849			
Heat/Cool Adj	+ 12.64	Depreciation (54%)	-	161,918			
Plumbing Adj	+ 2.57	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	137,931			
Adj Base Cost	= 115.63	Lot Value	+	31,776			
Total Area	x 2,385	Indicated Value	=	169,707			
Adjusted Cost	= 275,778	Value Per SqFt		71.16			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	50557	728		728	24.96		18,171
PRCH	SLAB PORCH - COVERED	50558	15x15		225	26.22		5,900



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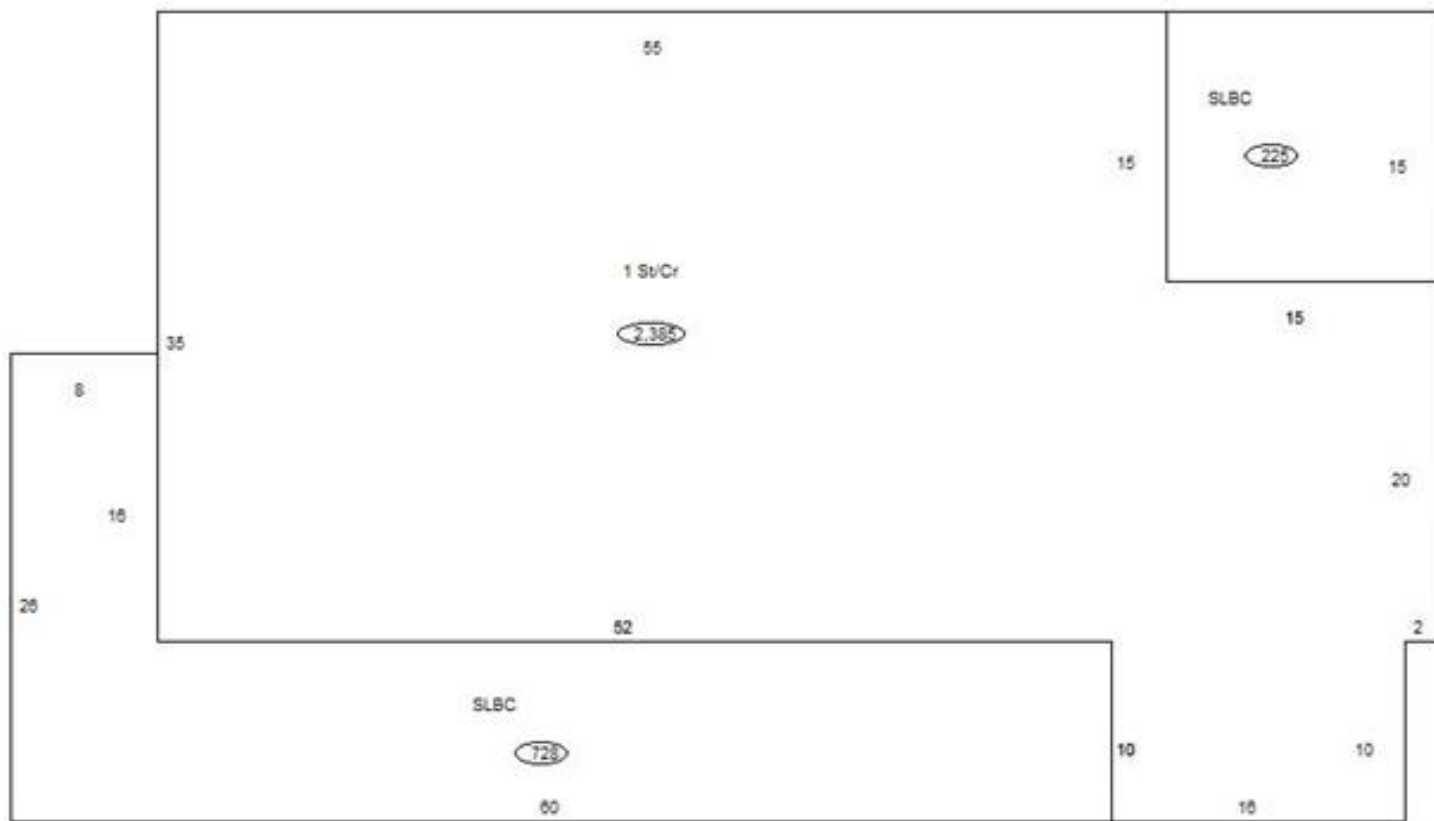
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Sketch Image

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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	2,385	1.000	2,385
2	M	PRCH		10	SLBC	728	1.000	728
3	M	PRCH		10	SLBC	225	1.000	225
Total Building Area						2,385		2,385



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
	Base Cost (30.25 x 1,200)		36,300		36,300	1,815	34,485
	LT	LEAN-TO	0x0x0			800	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 800)		2,336		2,336		2,336
	GF	GAZEBO FAIR	0x0x0			1	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (2,950.00 x 1)		2,950		2,950		2,950
	STF	STG FAIR	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						