



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	660023181				No Image On File				
Parcel ID	22N16E-27-1-00000-000-0000								
Cadastral ID	27-22-16-00500								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	11 - SEQUOYAH/NW FIRE								
Name ID	40134								
FRANCIS, JOHN D &									
GLENDA									
18633 S 4170 RD UNIT A									
CLAREMORE OK 74017-0000									
Parcel Location									
Situs	04805 REED RD								
Subdivision									
Lot/Block	/	Parcel Size 1 - Acres							
Sec/Twn/Rng	27 / 22 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.36449214 -95.57931465									
E 208.71' S 208.71' N 417.42' NE NE NE					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax
Remove Cap	0	Land Value	38,335	13,087	11%	1,440	Assessed	1,440	147.36
Year Frozen	0	Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	38,335	13,087		1,440	Total Taxable	1,440	147.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660023181	FRANCIS, JOHN D &			11	34,850	0	1,371	140.00
2024	2024-660023181	FRANCIS, JOHN D &			11	34,850	0	1,306	134.00
2023	2023-660023181	FRANCIS, JOHN D &			11	26,000	0	1,244	130.00
2022	2022-660023181	FRANCIS, JOHN D &			11	26,000	0	1,184	125.00
2021	2021-660023181	FRANCIS, JOHN D &			11	26,000	0	1,128	114.00
2020	2020-660023181	FRANCIS, JOHN D &			11	26,000	0	1,074	113.00
2019	2019-660023181	FRANCIS, JOHN D &			11	20,000	0	1,023	106.00
2018	2018-660023181	FRANCIS, JOHN D &			11	20,000	0	975	102.00
2017	2017-660023181	FRANCIS, JOHN D &			11	20,000	0	928	95.00
2016	2016-660023181	FRANCIS, JOHN D &			11	20,000	0	884	91.00
2015	2015-660023181	FRANCIS, JOHN D &			11	20,000	0	842	88.00
2014	2014-660023181	FRANCIS, JOHN D &			11	20,000	0	802	83.00
2013	2013-660023181	FRANCIS, JOHN D &			11	20,000	0	764	78.00



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Lot Data		Square-Foot - NBHD 2116 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.0001							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	43,564.00 x .88 = 38,335							
Factor Value								
Adjustments	1.0000							
Lot Value	38,335							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adjusted R				
Base/Total Area	/			Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	A Adam Test			
Roof Cover				Adjustment Model	NewTest			
Area on Slab				Comparables				
Fixture/RghIn	/			Indicated Value				
Bed/F/H Bath	/ /			Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	38,335			
Year/Eff Age	/			Indicated Value	38,335	0.00	Per SqFt	
				Agland Value				
				Site Improvements				
				Total Value	38,335	0.00	Total Value Per SqFt	
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 38,335					
Total Area	x	Indicated Value	= 38,335					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					