



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:10:53
Page 1

Assessment Data				Primary Image																																																		
Account 660025000 Parcel ID 22N17E-29-2-00000-000-0000 Cadastral ID 29-22-17-00100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 283508 GAINNEY, BRUCE & DONNA CO-TRUSTEES GAINNEY REVOCABLE TRUST 203 E 27TH PL TULSA OK 74114-0000 Parcel Location Situs 08101 AKIN RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 29 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																						
Legal Description Lat/Long: 36.36355247 -95.52291608				Building Permits																																																		
NW NW				<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																																								
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Exemptions				Sale History																																																		
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	GAINNEY, BRUCE	07/22/2019	0	4																																													
					1522/257	WILT, RUSSELL & ANITA WILT	10/22/2001	0	4																																													
					1221/506	HENRY, SYLVIA MAY	04/03/2000	0	No																																													
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>98.320</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2001</td> <td>Land Value 4,930</td> <td>4,930</td> <td>11%</td> <td>542</td> <td>Assessed</td> <td>3,615</td> <td>355.43</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 40,687</td> <td>27,932</td> <td> </td> <td>3,073</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 45,617</td> <td>32,862</td> <td> </td> <td>3,615</td> <td>Total Taxable</td> <td>3,615</td> <td>355.00</td> </tr> </tbody> </table>						Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	2001	Land Value 4,930	4,930	11%	542	Assessed	3,615	355.43	Year Frozen	0	Improvements 40,687	27,932		3,073	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 45,617	32,862		3,615	Total Taxable	3,615	355.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660025000	GAINNEY, BRUCE & DONNA	94	56,200	0	3,509	345.00																																															
2024	2024-660025000	GAINNEY, BRUCE & DONNA	94	36,905	0	3,407	357.00																																															
2023	2023-660025000	GAINNEY, BRUCE & DONNA	94	35,064	0	3,308	353.00																																															
2022	2022-660025000	GAINNEY, BRUCE & DONNA	94	34,478	0	3,212	346.00																																															
2021	2021-660025000	GAINNEY, BRUCE & DONNA	94	28,349	0	3,118	325.00																																															
2020	2020-660025000	GAINNEY, BRUCE & DONNA	94	29,090	0	3,194	333.00																																															
2019	2019-660025000	GAINNEY, BRUCE & DONNA	94	28,193	0	3,101	318.00																																															
2018	2018-660025000	GAINNEY, BRUCE	94	30,688	0	3,376	350.00																																															
2017	2017-660025000	GAINNEY, BRUCE	94	30,442	0	3,348	343.00																																															
2016	2016-660025000	GAINNEY, BRUCE	94	29,606	0	3,256	331.00																																															
2015	2015-660025000	GAINNEY, BRUCE	94	29,059	0	3,166	329.00																																															
2014	2014-660025000	GAINNEY, BRUCE	94	29,734	0	3,074	315.00																																															
2013	2013-660025000	GAINNEY, BRUCE	94	29,552	0	2,984	301.00																																															



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Date 04/16/2026
Time 21:10:54
Page 2

Units Buildable - FOYIL SEQUOYAH AREA (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\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/1/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	832 / 832
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1952 / 56

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	101.01	Total Misc Impr	+ 6,922
Roofing Adj	+ 4.56	Garage Cost	+
Subfloor Adj	+ 2.62	Total RCN	= 101,945
Heat/Cool Adj	+ 0.00	Depreciation (64%)	- 65,245
Plumbing Adj	+ 6.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 36,700
Adj Base Cost	= 114.21	Lot Value	+
Total Area	x 832	Indicated Value	= 36,700
Adjusted Cost	= 95,023	Value Per SqFt	44.11

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	36,700
Lot Value	
Indicated Value	36,700 44.11 Per SqFt
Agland Value	4,930
Site Improvements	3,987
Total Value	82,317 98.94 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	61494	16x7		112	20.94		2,345



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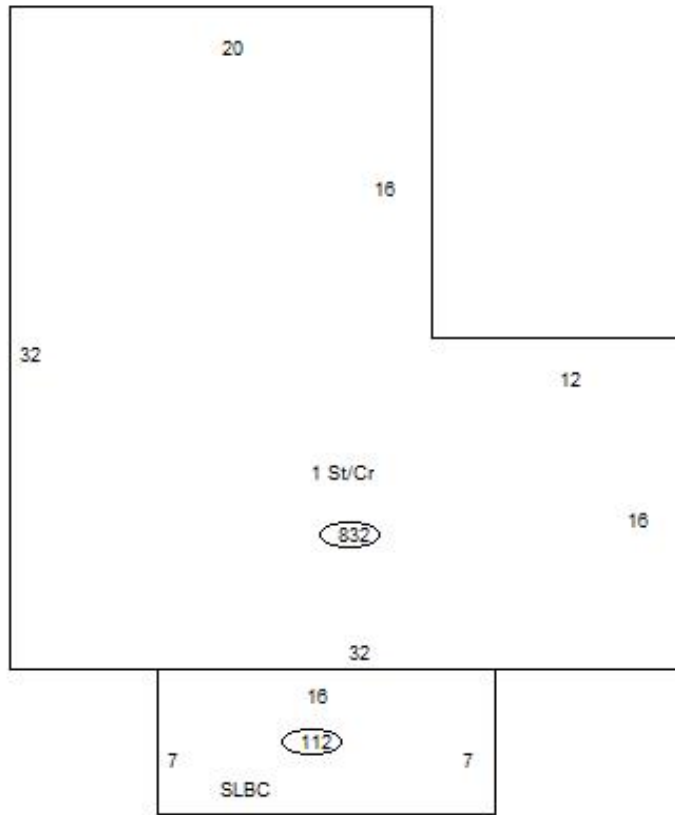
Date 04/16/2026

Time 21:10:54

Page 3

Sketch Image

660025000



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	832	1.000	832
2	M	PRCH		10	SLBC	112	1.000	112
Total Building Area						832		832



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Page 4

660025000

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	20x24x8	Dirt	Galvanized Metal	480
	Qual 3	Cond 3	Year 1980	Eff Age 35		
		Valuation Summary	Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
		Base Cost (21.30 x 480)	10,224	10,224	6,237	3,987



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Date 04/16/2026
Time 21:10:54
Page 5

Agland Inventory

660025000

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			1.583	122	122	194	194
CO	COLLINSVILLE STONY LOAM	NTV PST	22			4.741	53	53	250	250
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			8.461	168	168	1,421	1,421
HC	HECTOR STONY SANDY LOAM	TMBR	20			4.744	36	36	171	171
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			10.825	192	192	2,078	2,078
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			9.647	85	85	816	816
TMBR Totals						40.000			4,930	4,930
Total Agland						40.000			4,930	4,930