



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:27:57  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 660057072 <b>Parcel ID</b> 20N17E-29-4-00000-000-0000 <b>Cadastral ID</b> 29-20-17-01010 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 2 - INOLA RURAL <b>Name ID</b> 258326 REED, ERIC SHAWN &  SUSAN JANE PO BOX 393 INOLA OK 74036-0000  <b>Parcel Location</b> <b>Situs</b> 29656 S 4210 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 49.32 - Acres <b>Sec/Twn/Rng</b> 29 / 20 / 17 / 4 <b>Neighborhood</b> 2017 - UNPLATTED LAND <b>School District</b> S005 - INOLA SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-7-26\IMG 7/26/2021</p>														
<b>Legal Description</b> Lat/Long: 36.18202590 -95.52055869																			
N 1625.77' W2 W2 SE & N 1625.77' E2 E2 SW					<b>Building Permits</b> <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>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	951/41	POWERS, JACK K &	03/21/1994	24,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	80.060	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	6,883	6,883	11%	757	<b>Assessed</b>	35,808	2,866.79										
Year Frozen	0	<b>Improvements</b>	384,786	318,645		35,051	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-80.00										
TIF Project ID	0	<b>Total Value</b>	391,669	325,528		35,808	<b>Total Taxable</b>	34,808	2,787.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660057072	REED, ERIC SHAWN &			2	332,952	1000	33,766	2,703.00										
2024	2024-660057072	REED, ERIC SHAWN &			2	349,619	1000	32,752	2,634.00										
2023	2023-660057072	REED, ERIC SHAWN &			2	304,608	1000	31,770	2,559.00										
2022	2022-660057072	REED, ERIC SHAWN &			2	305,645	1000	30,816	2,499.00										
2021	2021-660057072	REED, ERIC SHAWN &			2	274,374	1000	29,062	2,329.00										
2020	2020-660057072	REED, ERIC SHAWN &			2	269,582	1000	28,187	2,277.00										
2019	2019-660057072	REED, ERIC SHAWN &			2	257,602	1000	27,337	2,259.00										
2018	2018-660057072	REED, ERIC SHAWN &			2	265,377	1000	28,192	2,353.00										
2017	2017-660057072	REED, ERIC SHAWN &			2	258,946	1000	26,949	2,267.00										
2016	2016-660057072	REED, ERIC SHAWN &			2	251,365	1000	26,135	2,224.00										
2015	2015-660057072	REED, ERIC SHAWN &			2	245,362	1000	25,344	2,199.00										
2014	2014-660057072	REED, ERIC SHAWN &			2	247,770	1000	24,577	2,207.00										
2013	2013-660057072	REED, ERIC SHAWN &			2	232,294	1000	23,832	2,007.00										



# Rogers

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Date 04/18/2026  
 Time 07:27:57  
 Page 2

Lot Data	Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	Primary Image
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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	2,008 / 3,708
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	432 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1999 / 20

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	81.08	Total Misc Impr	+ 15,357	Roofing Adj	+ 3.25	Garage Cost	+ 22,416
Subfloor Adj	+ 0.00	Total RCN	= 426,483	Heat/Cool Adj	+ 14.47	Depreciation ( 23%)	- 98,091
Plumbing Adj	+ 6.03	Lump Sums	+ 4,942	Basement Adj	+ 0.00	RCNLD	= 333,334
Adj Base Cost	= 104.83	Lot Value	+ 333,334	Total Area	x 3,708	Indicated Value	= 333,334
		Value Per SqFt	89.90	Adjusted Cost	= 388,710		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	333,334		
Lot Value			
Indicated Value	333,334	89.90	Per SqFt
Agland Value	6,883		
Site Improvements	51,452		
Total Value	391,669	105.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	79076	554		554	27.72		15,357
WODO	WOOD DECK - OPEN	79077	16x14		224	23.47	6%	4,942



# Rogers

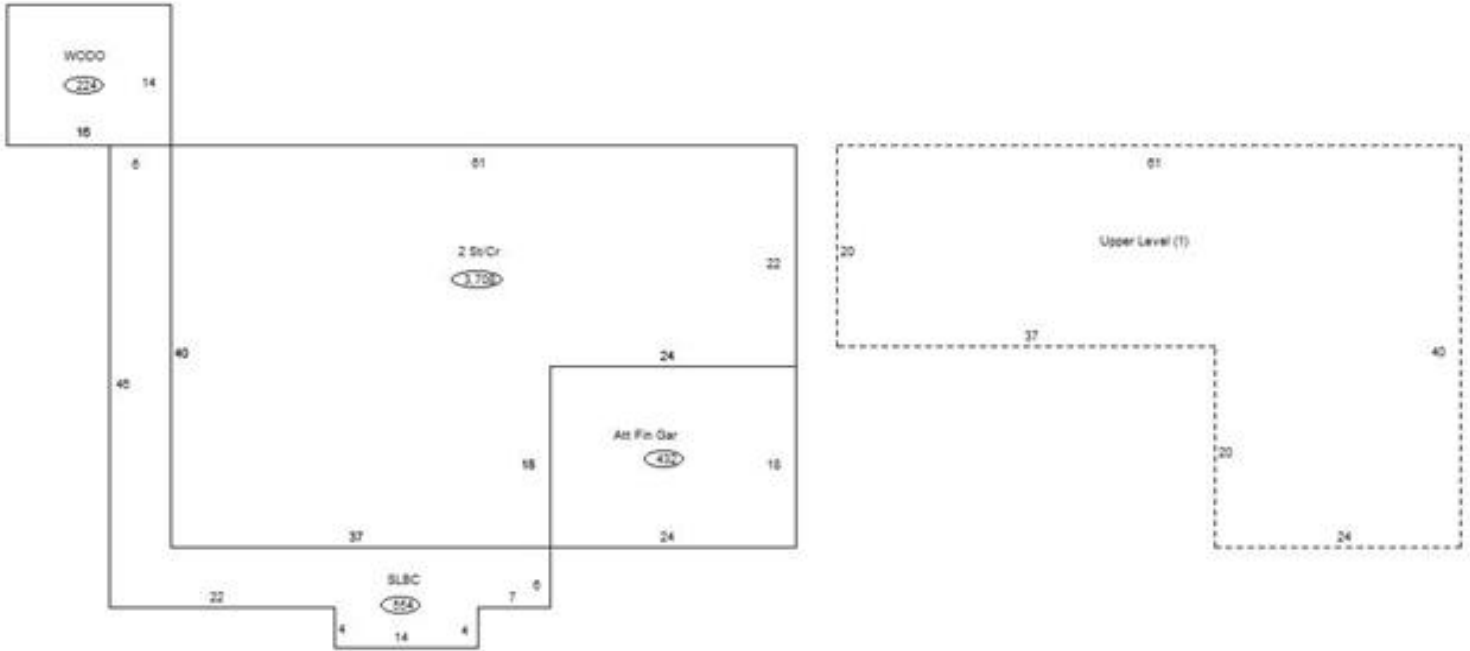
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:27:57  
 Page 3

### Sketch Image

660057072



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Crawl	13	2 St/Cr	2,008	1.847	3,708
2	G	5		13	Att Fin Gar	432	1.000	432
3	M	PRCH		13	SLBC	554	1.000	554
4	M	WODO		13	WODO	224	1.000	224
5	U	^UL		13	Upper Level (1)	1,700	1.000	1,700
<b>Total Building Area</b>						<b>2,008</b>		<b>3,708</b>



# Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:27:57  
 Page 4

660057072

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x20x8	Plank	Formed Metal	400
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>	
	Base Cost (20.44 x 400)		8,176	8,176	1,145	7,031
	WODC	Wood Deck - Covered	20x8x8	Plank	Formed Metal	160
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	
	Base Cost (38.30 x 160)		6,128	6,128	919	5,209
	CPRV	Carport - RV	24x40x14	Gravel	Formed Metal	960
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (41% Phys/ % Func)</b>	
	Base Cost (8.49 x 960)		8,150	8,150	3,342	4,808
	SHDS	Shed - Small	12x14x8	Plank	Composition Shingle	168
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	
	Base Cost (19.37 x 168)		3,254	3,254	1,497	1,757
	UTIL	Utility Building	50x30x12	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2006	Eff Age 15	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (34% Phys/ % Func)</b>	
	Base Cost (29.64 x 1,500)		44,460	44,460	15,116	29,344
	LNT0	LEAN-TO	0x0x8	Dirt	Formed Metal	1,020
	Qual	3	Cond 3	Year 2006	Eff Age 15	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (58% Phys/ % Func)</b>	
	Base Cost (7.71 x 1,020)		7,864	7,864	4,561	3,303



# Rogers

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Date 04/18/2026  
Time 07:27:57  
Page 5

### Agland Inventory

660057072

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			2.495	63	63	157	157
<b>TMBR Totals</b>						2.495			157	157
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			.766	122	122	94	94
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			46.058	144	144	6,632	6,632
<b>NTV PST Totals</b>						46.825			6,726	6,726
<b>Total Agland</b>						49.320			6,883	6,883