



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:51:38
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660066554 Parcel ID 23N15E-18-3-00000-000-0000 Cadastral ID 18-23-15-00110 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 312506 SYNAR, DAVID W TRUSTEE TRUST DATED 10-4-2013 4051 E 380 RD TALALA OK 74080-0000 Parcel Location Situs 04051 E 380 RD Subdivision Lot/Block / Parcel Size 160.84 - Acres Sec/Twn/Rng 18 / 23 / 15 / 3 Neighborhood 4030 - OOLOGAH RURAL School District S004 - OOLOGAH SCHOOLS					<p>\\tsclient\C\Users\CB\Pictures\2020-05-21\IMG_0044.JPG 5/21/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.47065273 -95.75390086 SW LESS TR BEG 1213' E OF SW/C OF SEC, TH N 265.61', E 205', S 265.61', W 205' TO POB																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
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>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>1997</td> <td>Land Value 22,997</td> <td>22,997</td> <td>11%</td> <td>2,530</td> <td>Assessed</td> <td>23,683</td> <td>2,562.06</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 374,767</td> <td>192,304</td> <td></td> <td>21,153</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>1,000</td> <td>-94.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 397,764</td> <td>215,301</td> <td></td> <td>23,683</td> <td>Total Taxable</td> <td>22,683</td> <td>2,468.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	1997	Land Value 22,997	22,997	11%	2,530	Assessed	23,683	2,562.06	Year Frozen	0	Improvements 374,767	192,304		21,153	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-94.00	TIF Project ID	0	Total Value 397,764	215,301		23,683	Total Taxable	22,683	2,468.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2361/143</td> <td>SYNAR, DAVID W</td> <td>10/04/2013</td> <td>0</td> <td>4</td> </tr> <tr> <td>1050/149</td> <td>SYNAR, VAL W</td> <td>12/30/1996</td> <td>0</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2361/143	SYNAR, DAVID W	10/04/2013	0	4	1050/149	SYNAR, VAL W	12/30/1996	0	No																																																				
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																																																																																																																	
Remove Cap	1997	Land Value 22,997	22,997	11%	2,530	Assessed	23,683	2,562.06																																																																																																																	
Year Frozen	0	Improvements 374,767	192,304		21,153	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-94.00																																																																																																																	
TIF Project ID	0	Total Value 397,764	215,301		23,683	Total Taxable	22,683	2,468.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2361/143	SYNAR, DAVID W	10/04/2013	0	4																																																																																																																					
1050/149	SYNAR, VAL W	12/30/1996	0	No																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660066554</td><td>SYNAR, DAVID W TRUSTEE</td><td>10</td><td>364,053</td><td>1000</td><td>21,994</td><td>2,393.00</td></tr> <tr><td>2024</td><td>2024-660066554</td><td>SYNAR, DAVID W TRUSTEE</td><td>10</td><td>256,878</td><td>1000</td><td>21,324</td><td>2,248.00</td></tr> <tr><td>2023</td><td>2023-660066554</td><td>SYNAR, DAVID W TRUSTEE</td><td>10</td><td>271,307</td><td>1000</td><td>20,674</td><td>2,164.00</td></tr> <tr><td>2022</td><td>2022-660066554</td><td>SYNAR, DAVID W TRUSTEE</td><td>10</td><td>265,953</td><td>1000</td><td>20,042</td><td>2,088.00</td></tr> <tr><td>2021</td><td>2021-660066554</td><td>SYNAR, DAVID W TRUSTEE</td><td>10</td><td>230,086</td><td>1000</td><td>19,430</td><td>2,039.00</td></tr> <tr><td>2020</td><td>2020-660066554</td><td>SYNAR, DAVID W TRUSTEE</td><td>10</td><td>194,615</td><td>1000</td><td>18,835</td><td>2,007.00</td></tr> <tr><td>2019</td><td>2019-660066554</td><td>SYNAR, DAVID W TRUSTEE</td><td>10</td><td>190,478</td><td>1000</td><td>18,257</td><td>1,909.00</td></tr> <tr><td>2018</td><td>2018-660066554</td><td>SYNAR, DAVID W TRUSTEE</td><td>10</td><td>198,770</td><td>1000</td><td>17,697</td><td>1,914.00</td></tr> <tr><td>2017</td><td>2017-660066554</td><td>SYNAR, DAVID W TRUSTEE</td><td>10</td><td>195,821</td><td>1000</td><td>17,152</td><td>1,964.00</td></tr> <tr><td>2016</td><td>2016-660066554</td><td>SYNAR, DAVID W TRUSTEE</td><td>10</td><td>160,210</td><td>1000</td><td>16,624</td><td>1,735.00</td></tr> <tr><td>2015</td><td>2015-660066554</td><td>SYNAR, DAVID W TRUSTEE</td><td>10</td><td>156,661</td><td>1000</td><td>16,233</td><td>1,603.00</td></tr> <tr><td>2014</td><td>2014-660066554</td><td>SYNAR, DAVID W TRUSTEE</td><td>10</td><td>164,069</td><td>1000</td><td>16,837</td><td>1,659.00</td></tr> <tr><td>2013</td><td>2013-660066554</td><td>SYNAR, DAVID W</td><td>10</td><td>162,732</td><td>1000</td><td>16,318</td><td>1,555.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660066554	SYNAR, DAVID W TRUSTEE	10	364,053	1000	21,994	2,393.00	2024	2024-660066554	SYNAR, DAVID W TRUSTEE	10	256,878	1000	21,324	2,248.00	2023	2023-660066554	SYNAR, DAVID W TRUSTEE	10	271,307	1000	20,674	2,164.00	2022	2022-660066554	SYNAR, DAVID W TRUSTEE	10	265,953	1000	20,042	2,088.00	2021	2021-660066554	SYNAR, DAVID W TRUSTEE	10	230,086	1000	19,430	2,039.00	2020	2020-660066554	SYNAR, DAVID W TRUSTEE	10	194,615	1000	18,835	2,007.00	2019	2019-660066554	SYNAR, DAVID W TRUSTEE	10	190,478	1000	18,257	1,909.00	2018	2018-660066554	SYNAR, DAVID W TRUSTEE	10	198,770	1000	17,697	1,914.00	2017	2017-660066554	SYNAR, DAVID W TRUSTEE	10	195,821	1000	17,152	1,964.00	2016	2016-660066554	SYNAR, DAVID W TRUSTEE	10	160,210	1000	16,624	1,735.00	2015	2015-660066554	SYNAR, DAVID W TRUSTEE	10	156,661	1000	16,233	1,603.00	2014	2014-660066554	SYNAR, DAVID W TRUSTEE	10	164,069	1000	16,837	1,659.00	2013	2013-660066554	SYNAR, DAVID W	10	162,732	1000	16,318	1,555.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660066554	SYNAR, DAVID W TRUSTEE	10	364,053	1000	21,994	2,393.00																																																																																																																		
2024	2024-660066554	SYNAR, DAVID W TRUSTEE	10	256,878	1000	21,324	2,248.00																																																																																																																		
2023	2023-660066554	SYNAR, DAVID W TRUSTEE	10	271,307	1000	20,674	2,164.00																																																																																																																		
2022	2022-660066554	SYNAR, DAVID W TRUSTEE	10	265,953	1000	20,042	2,088.00																																																																																																																		
2021	2021-660066554	SYNAR, DAVID W TRUSTEE	10	230,086	1000	19,430	2,039.00																																																																																																																		
2020	2020-660066554	SYNAR, DAVID W TRUSTEE	10	194,615	1000	18,835	2,007.00																																																																																																																		
2019	2019-660066554	SYNAR, DAVID W TRUSTEE	10	190,478	1000	18,257	1,909.00																																																																																																																		
2018	2018-660066554	SYNAR, DAVID W TRUSTEE	10	198,770	1000	17,697	1,914.00																																																																																																																		
2017	2017-660066554	SYNAR, DAVID W TRUSTEE	10	195,821	1000	17,152	1,964.00																																																																																																																		
2016	2016-660066554	SYNAR, DAVID W TRUSTEE	10	160,210	1000	16,624	1,735.00																																																																																																																		
2015	2015-660066554	SYNAR, DAVID W TRUSTEE	10	156,661	1000	16,233	1,603.00																																																																																																																		
2014	2014-660066554	SYNAR, DAVID W TRUSTEE	10	164,069	1000	16,837	1,659.00																																																																																																																		
2013	2013-660066554	SYNAR, DAVID W	10	162,732	1000	16,318	1,555.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:51:38
Page 2

Lot Data Units-Buildable - OOLOGAH RURAL (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\C\Users\CB\Pictures\2020-05-21\IMG_0044.JPG 5/21/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,338 / 3,262
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,338
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Carport - Gable Roof
Remodel	
Year/Eff Age	1926 / 75

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach Manual : 01/2025

Base Cost	80.25	Total Misc Impr	+	16,805
Roofing Adj	+ 3.11	Garage Cost	+	4,723
Subfloor Adj	+ -1.48	Total RCN	=	341,334
Heat/Cool Adj	+ 12.64	Depreciation (74%)	-	252,587
Plumbing Adj	+ 3.52	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	88,747
Adj Base Cost	= 98.04	Lot Value	+	
Total Area	x 3,262	Indicated Value	=	88,747
Adjusted Cost	= 319,806	Value Per SqFt		27.21

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	88,747		
Lot Value			
Indicated Value	88,747	27.21	Per SqFt
Agland Value	22,997		
Site Improvements	286,020		
Total Value	486,511	149.15	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	81878	50x8		400	25.68		10,272
PATO	SLAB PORCH - OPEN	146380	20x4		80	11.48		918



Rogers

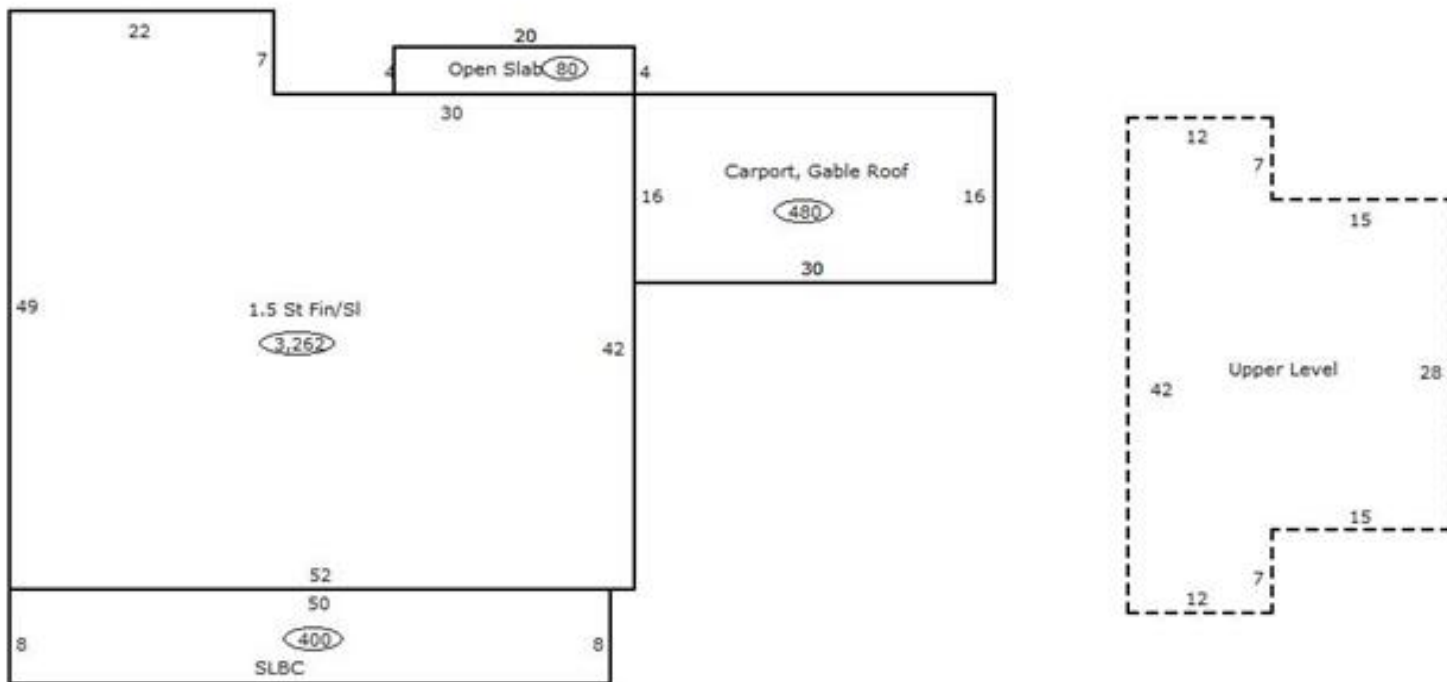
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:51:38
 Page 3

Sketch Image

660066554



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,338	1.395	3,262
2	G	3		13	Carport, Gable Roof	480	1.000	480
3	M	PRCH		13	SLBC	400	1.000	400
4	U	^UL	Overhang	13	Upper Level	924	1.000	924
5	M	PATO		13	Open Slab	80	1.000	80
Total Building Area						2,338		3,262



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:51:38
Page 4

660066554

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	20x100x10	Dirt	Formed Metal	2,000
	Qual 3	Cond 3	Year 2016	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD	
Base Cost (8.16 x 2,000)		16,320		16,320	7,018	9,302
	BNGP	Barn - General Purpose	60x75x8	Dirt	Formed Metal	4,500
	Qual 3	Cond 3	Year 2015	Eff Age 8		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
Base Cost (19.38 x 4,500)		87,210		87,210	13,082	74,128
	BNGP	Barn - General Purpose	40x100x10	Dirt	Formed Metal	4,000
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
Base Cost (17.45 x 4,000)		69,800		69,800	17,450	52,350
	UTIL	Shop Building	60x75x12	Concrete	Formed Metal	4,500
	Qual 3	Cond 3	Year 2003	Eff Age 17		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
Base Cost (24.01 x 4,500)		108,045		108,045	43,218	64,827
	UTIL	Shop Building	60x80x12	Concrete	Formed Metal	4,800
	Qual 2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD	
Base Cost (22.83 x 4,800)		109,584		109,584	53,696	55,888
	SHDS	Shed - Small	12x16x8	Concrete	Composition Shingle	192
	Qual 3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (23.18 x 192)		4,451		4,451	2,626	1,825
	BNGP	Barn - General Purpose	26x40x10	Dirt	Formed Metal	1,040
	Qual 3	Cond 3	Year 1980	Eff Age 35		
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD	
Base Cost (26.36 x 1,040)		27,414		27,414	16,723	10,691



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:51:38
 Page 5

660066554

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	Lean To - Attached	12x40x8	Dirt	Formed Metal	480
	Qual 3	Cond 3	Year 1980	Eff Age 35		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (9.57 x 480)	4,594		4,594	3,675	919

	LNT0	Lean To - Attached	12x40x8	Dirt	Formed Metal	480
	Qual 3	Cond 3	Year 1980	Eff Age 35		

Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
Base Cost (9.57 x 480)	4,594		4,594	3,675	919

	BNGP	Barn - General Purpose	64x40x10	Dirt	Formed Metal	2,560
	Qual 2	Cond 3	Year 1970	Eff Age 42		



Valuation Summary		Modifier Total	RCN	Depr (66% Phys/ % Func)	RCNLD
Base Cost (17.43 x 2,560)	44,621		44,621	29,450	15,171



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:51:38
Page 6

Agland Inventory

660066554

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			25.780	122	122	3,155	3,155
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			.113	142	142	16	16
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			27.420	54	54	1,481	1,481
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			94.204	168	168	15,826	15,826
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			11.846	192	192	2,274	2,274
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			1.477	166	166	245	245
NTV PST Totals						160.840			22,997	22,997
Total Agland						160.840			22,997	22,997