




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 660084841 Parcel ID 21N17E-35-2-00000-000-0000 Cadastral ID 35-21-17-00110 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 95 - MAYES/TRI-DISTRICT FIRE Name ID 301497 COMBS, DAVID H & RHONDA L 20234 E 520 RD INOLA OK 74036-0000 Parcel Location Situs 20234 E 520 RD Subdivision Lot/Block / Parcel Size 11.25 - Acres Sec/Twn/Rng 35 / 21 / 17 / 2 Neighborhood 2117 - UNPLATTED School District S032 - MAYES SCHOOLS	 <p>660084841_001.JPG 12/15/2025</p>																									
Legal Description Lat/Long: 36.26295024 -95.46795179 NE/4 NW/4 NW/4 & TR IN NW NE NW, BEG NW/C, E 98.5'; TH SWLY TO A PT ON S/LINE OF NW NE NW AND 66.25' E OF SW/C THEREOF; TH W ON S/LINE 66.25'; TH N ALG W/LINE TO POB.	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>R12</td> <td>R12-POSS NEW IMPORVE SALE</td> <td>07/2010</td> <td>12/2011</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R12	R12-POSS NEW IMPORVE SALE	07/2010	12/2011																
Number	Description	Opened	Closed	Amount																						
R12	R12-POSS NEW IMPORVE SALE	07/2010	12/2011																							
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	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>2060/150</td> <td>PEEPLES, RHONDA</td> <td>09/30/2009</td> <td>40,000</td> <td>YES</td> </tr> <tr> <td>1625/701</td> <td>PEEPLES, CHARLES W &</td> <td>10/03/2004</td> <td>0</td> <td>11</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	2060/150	PEEPLES, RHONDA	09/30/2009	40,000	YES	1625/701	PEEPLES, CHARLES W &	10/03/2004	0	11
Code	Type	Active	Maximum	Exemption																						
H	Homestead	Yes	1,000	1,000																						
Bk/Pg	Grantor	Date	Price	Code																						
2060/150	PEEPLES, RHONDA	09/30/2009	40,000	YES																						
1625/701	PEEPLES, CHARLES W &	10/03/2004	0	11																						

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.300	Current Tax
Remove Cap	2010	Land Value	828	828	11%	91	Assessed	24,538	2,387.55
Year Frozen	0	Improvements	273,913	222,248		24,447	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	274,741	223,076		24,538	Total Taxable	23,538	2,300.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660084841	COMBS, DAVID H &	95	227,064	1000	22,824	2,231.00	
2024	2024-660084841	COMBS, DAVID H &	95	221,211	1000	22,130	2,309.00	
2023	2023-660084841	COMBS, DAVID H &	95	204,147	1000	21,456	2,279.00	
2022	2022-660084841	COMBS, DAVID H &	95	206,425	1000	21,203	2,209.00	
2021	2021-660084841	COMBS, DAVID H &	95	196,266	1000	20,556	2,233.00	
2020	2020-660084841	COMBS, DAVID H &	95	193,844	1000	19,929	2,004.00	
2019	2019-660084841	COMBS, DAVID H &	95	116,337	1000	11,797	1,175.00	
2018	2018-660084841	COMBS, DAVID H &	95	120,007	1000	12,201	1,200.00	
2017	2017-660084841	COMBS, DAVID H &	95	108,325	1000	9,512	953.00	
2016	2016-660084841	COMBS, DAVID H &	95	105,131	1000	9,206	928.00	
2015	2015-660084841	COMBS, DAVID H &	95	102,420	1000	8,908	914.00	
2014	2014-660084841	COMBS, DAVID H &	95	104,918	1000	8,620	865.00	
2013	2013-660084841	COMBS, DAVID H &	95	97,581	1000	8,340	724.00	



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Lot Data	Units-Buildable - UNPLATTED (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	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,500
Fixture/RghIn	11 /
Bed/F/H Bath	1 / 2.0 /
Basement Area	
Garage Type	1,500 Attached Garage - Finished 4 Stalls
Remodel	
Year/Eff Age	2011 / 15

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	84.32	Total Misc Impr	+ 13,086	Roofing Adj	+ 4.44	Garage Cost	+ 41,010
Subfloor Adj	+ 0.00	Total RCN	= 215,331	Heat/Cool Adj	+ 10.30	Depreciation (20%)	- 43,066
Plumbing Adj	+ 8.43	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 172,265
Adj Base Cost	= 107.49	Lot Value	+ 172,265	Total Area	x 1,500	Indicated Value	= 172,265
		Value Per SqFt	114.84	Adjusted Cost	= 161,235		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,265		
Lot Value			
Indicated Value	172,265	114.84	Per SqFt
Agland Value	828		
Site Improvements	2,454		
Total Value	175,547	117.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	135806	30x20		600	21.81		13,086



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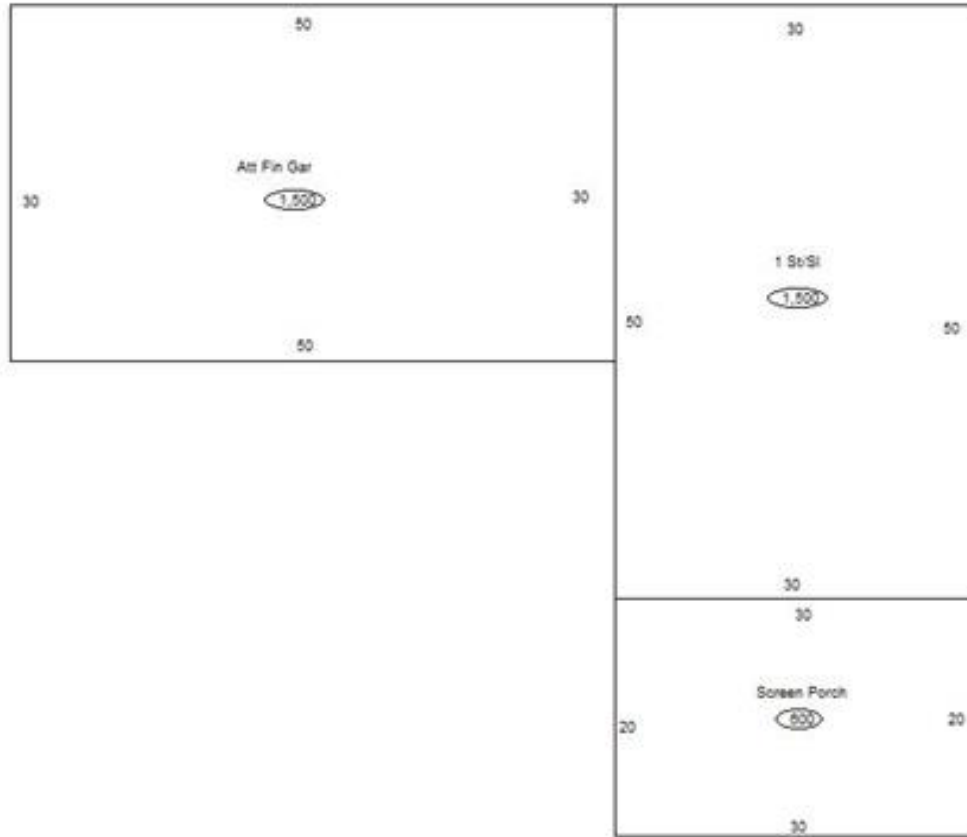
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,500	1.000	1,500
2	G	5		13	Att Fin Gar	1,500	1.000	1,500
3	M	EPKS		13	Screen Porch	600	1.000	600
Total Building Area						1,500		1,500



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Plank	Formed Metal	96
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	
	Base Cost (22.60 x 96)		2,170	2,170	998	1,172
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	
	Base Cost (29.68 x 80)		2,374	2,374	1,092	1,282



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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)		Primary Image					
Lot Size Lot Count Units Buildable Non-Ag Acres Topography 1 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 2 - Fair Architecture TRAD TRADITIONAL Style 100% 1 1/2 Story Finished Exterior Wall 100% Frame, Siding, Wood Base/Total Area 600 / 1,200 Style 100% 1 1/2 Story Finished HVAC 1 Wall Air Conditioners (Count) Roof Cover 1 Composition Shingle Area on Slab 600 Fixture/RghIn 8 / Bed/F/H Bath 1 / 1.0 / Basement Area Garage Type Remodel Year/Eff Age 2017 / 7								
			GRM Approach					
			GRM Code Gross Rent 0.00 Indicated Value					
			Multiple Regression					
			MRA Code 1 Test Adusted R 0.8445 Indicated Value 134,334 111.94 Per SqFt					
			Direct Comparables					
			Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value					
Cost Approach			Manual : 01/2025					
Base Cost 79.67 Roofing Adj + 2.37 Subfloor Adj + 0.00 Heat/Cool Adj + 0.00 Plumbing Adj + 7.81 Basement Adj + 0.00 Adj Base Cost = 89.85 Total Area x 1,200 Adjusted Cost = 107,820	Total Misc Impr + 0 Garage Cost + Total RCN = 107,820 Depreciation (8%) - 8,626 Lump Sums + 0 RCNLD = 99,194 Lot Value + Indicated Value = 99,194 Value Per SqFt 82.66							
			Value Reconciliation					
			Selected Approach Cost Approach Improvements 99,194 Lot Value Indicated Value 99,194 82.66 Per SqFt Agland Value Site Improvements Total Value 99,194 82.66 Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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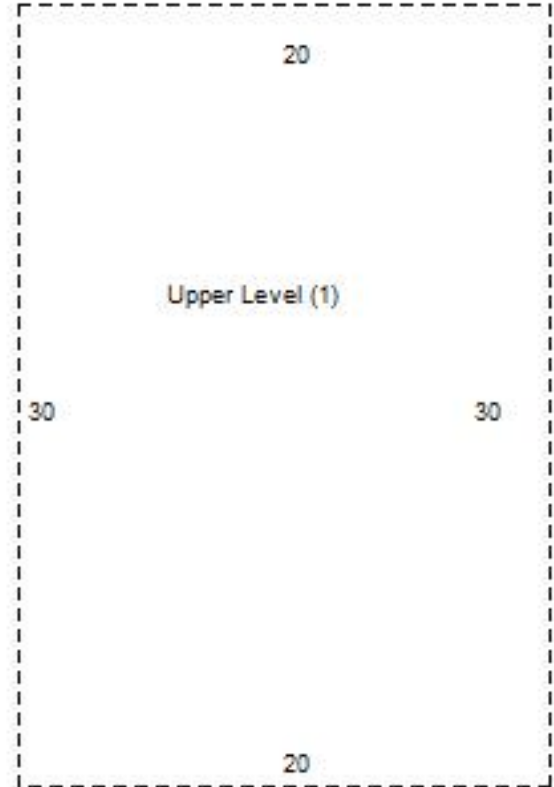
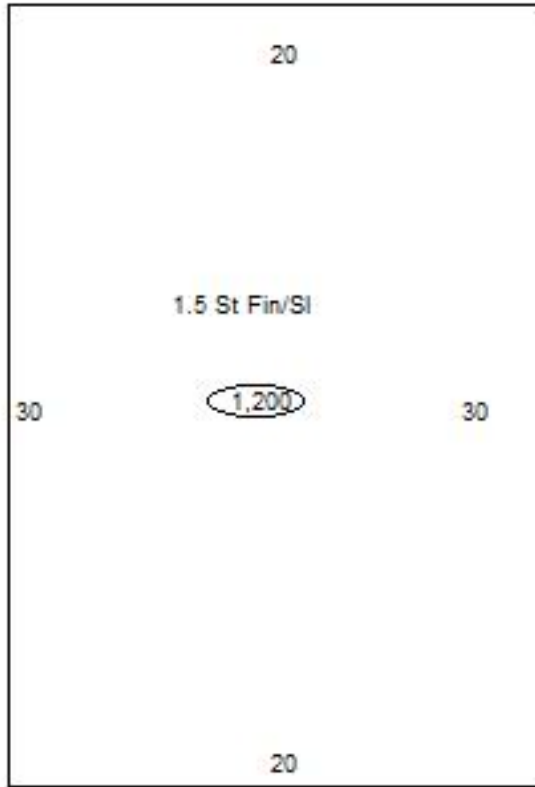
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	600	2.000	1,200
2	U	^UL		10	Upper Level (1)	600	1.000	600
Total Building Area						600		1,200



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			4.000	54	54	216	216
TMBR Totals						4.000			216	216
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			6.000	72	72	432	432
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			1.250	144	144	180	180
NTV PST Totals						7.250			612	612
Total Agland						11.250			828	828