




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	660090198				 <p>660090198_002.JPG 3/5/2024</p>									
Parcel ID	23N14E-12-1-00000-000-0000													
Cadastral ID	12-23-14-00102													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	2											
Tax Area	10 - OOLOGAH RURAL/NW FIRE													
Name ID	342855													
REEDER, KYLE LANE & CAROLYN ANNETTE														
3813 BIG SKY LN TALALA OK 74080-0000														
Parcel Location														
Situs	03813 E BIG SKY LN													
Subdivision														
Lot/Block	/	Parcel Size	6.09 - Acres											
Sec/Twn/Rng	12 / 23 / 14 / 1													
Neighborhood	4030 - OOLOGAH RURAL													
School District	S004 - OOLOGAH SCHOOLS													
Legal Description Lat/Long: 36.48754324 -95.75879511														
COMM AT NE/C SEC 12; TH S01-21-50E 2452.19' TO POB; TH S01-21-50E 1232.23'; TH S84-01-15W 50.21'; TH ON CURVE TO R W/RAD 400', CENT ANG 18-48-07 131.26'; TH N77-10-37W 36.93'; TH N01-21-50W 1206.96'; TH N86-09-22E 216.28' 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></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	EUBANKS, CHRISTOPHER &	10/04/2023	690,000	YES										
/	BREWSTER, J COLE &	08/27/2018	450,000	YES										
2032/577	HAYNES FAMILY TRUST	06/02/2009	50,000	YES										
1885/187	HAYNES FAMILY TRUST	07/19/2007	0											
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax						
Remove Cap	2024	Land Value	894	894	11%	98	Assessed	50,140	5,424.22					
Year Frozen	0	Improvements	463,414	454,930		50,042	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-94.00					
TIF Project ID	0	Total Value	464,308	455,824		50,140	Total Taxable	49,140	5,330.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660090198	REEDER, KYLE LANE &	10	442,548	1000	47,680	5,172.00							
2024	2024-660090198	REEDER, KYLE LANE &	10	691,627	1000	75,079	7,877.00							
2023	2023-660090198	EUBANKS, CHRISTOPHER &	10	577,188	0	60,011	6,241.00							
2022	2022-660090198	EUBANKS, CHRISTOPHER &	10	547,127	0	57,153	5,916.00							
2021	2021-660090198	EUBANKS, CHRISTOPHER &	10	494,834	0	54,431	5,674.00							
2020	2020-660090198	EUBANKS, CHRISTOPHER &	10	473,892	0	52,128	5,514.00							
2019	2019-660090198	EUBANKS, CHRISTOPHER &	10	453,164	0	49,848	5,173.00							
2018	2018-660090198	EUBANKS, CHRISTOPHER &	10	363,731	1000	38,270	4,123.00							
2017	2017-660090198	BREWSTER, J COLE &	10	360,861	1000	37,126	4,235.00							
2016	2016-660090198	BREWSTER, J COLE &	10	351,933	1000	36,016	3,743.00							
2015	2015-660090198	BREWSTER, J COLE &	10	338,604	1000	34,938	3,436.00							
2014	2014-660090198	BREWSTER, J COLE &	10	342,147	1000	33,891	3,328.00							
2013	2013-660090198	BREWSTER, J COLE &	10	319,540	1000	32,875	3,122.00							




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Lot Data	Square-Foot - NBHD 4030 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,395 / 3,244
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,395
Fixture/RghIn	22 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	866 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2009 / 13

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	498,730	153.74	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	100.88	Total Misc Impr	+	23,001	
Roofing Adj	+ 4.32	Garage Cost	+	39,334	
Subfloor Adj	+ -3.41	Total RCN	=	484,444	
Heat/Cool Adj	+ 16.31	Depreciation (13%)	-	62,978	
Plumbing Adj	+ 12.02	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	421,466	
Adj Base Cost	= 130.12	Lot Value	+		
Total Area	x 3,244	Indicated Value	=	421,466	
Adjusted Cost	= 422,109	Value Per SqFt		129.92	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	421,466		
Lot Value			
Indicated Value	421,466	129.92	Per SqFt
Agland Value	894		
Site Improvements	41,948		
Total Value	464,308	143.13	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	110002	16x9		144	32.60		4,694
PRCH	SLAB PORCH - COVERED	110003	29x12		348	31.79		11,063



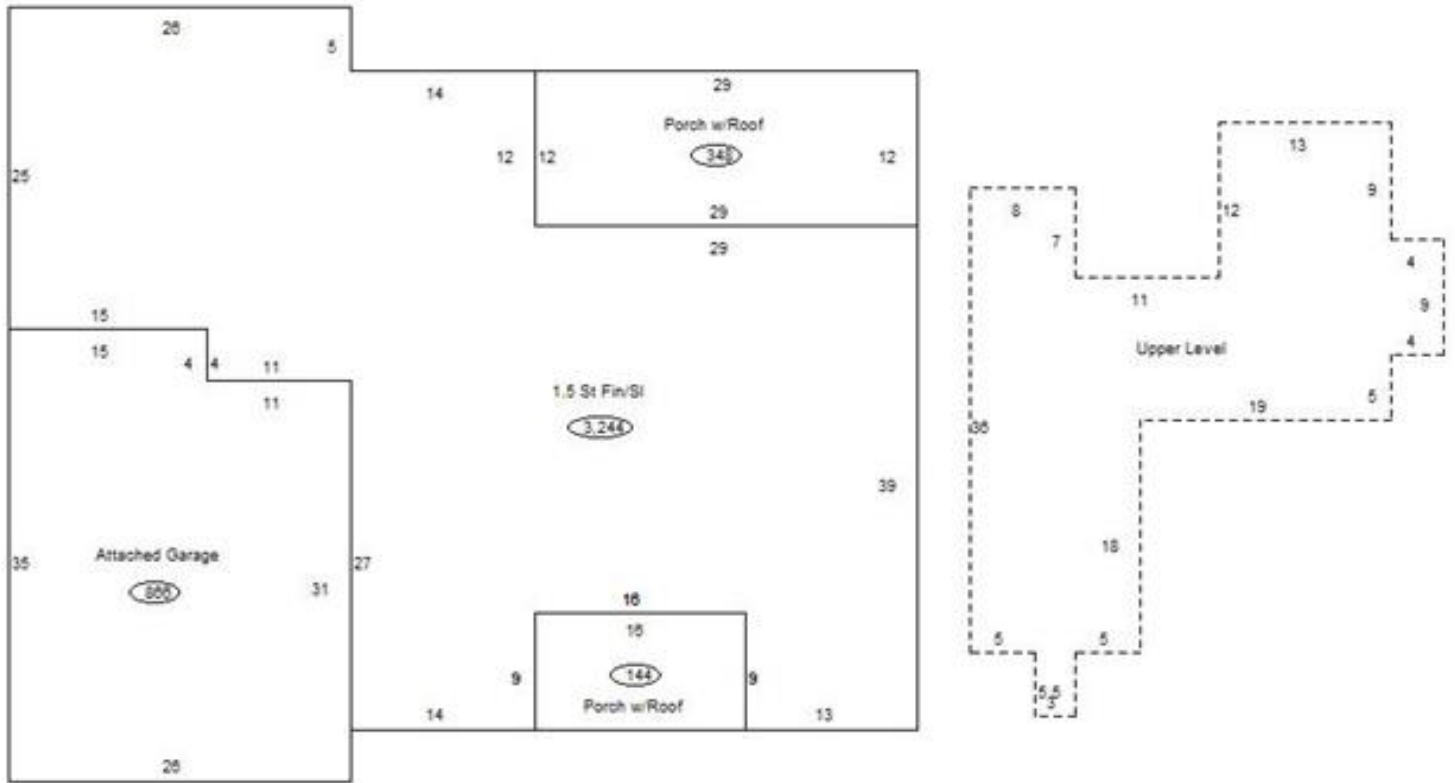
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,395	1.354	3,244
2	G	1		13	Attached Garage	866	1.000	866
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PRCH		13	SLBC	348	1.000	348
5	U	^UL	Overhang	13	Upper Level	849	1.000	849
Total Building Area						2,395		3,244



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,000
	Qual 2	Cond 3	Year 2012	Eff Age 11		
Valuation Summary		Modifier Total		RCN	Depr (22% Phys/ % Func)	RCNLD
Base Cost (26.89 x 2,000)		53,780		53,780	11,832	41,948



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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
W	WATER		0			1.000	0	0	0	0
Totals						1.000			0	0
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			5.320	168	168	894	894
IMP PST Totals						5.320			894	894
Total Agland						6.320			894	894