



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image				
Account	660096041				<p>660096041_001.JPG 12/7/2025</p>				
Parcel ID	000000-00-0-50120-005-0007								
Cadastral ID	05-19-17-04870								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	3						
Tax Area	19 - INOLA OT								
Name ID	333961								
REEVES, STEPHEN A									
33 DYLAN DR INOLA OK 74036-0000									
Parcel Location									
Situs	00033 DYLAN DR								
Subdivision	WESTSIDE ESTATES II								
Lot/Block	0007 / 0005	Parcel Size	1 - Lots						
Sec/Twn/Rng	5 / 19 / 17 / 5								
Neighborhood	1206 - R-V03-SE INOLA								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.15177855 -95.51960556									
WESTSIDE ESTATES II BLOCK 5 LOT 7									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R22- NEW SFR	06/2020	05/2021						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	IHCC INC	03/22/2021	265,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2022	Land Value	47,818	26,313	11%	2,894	Assessed	33,101 2,650.07	
Year Frozen	0	Improvements	336,679	274,613		30,207	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -80.00	
TIF Project ID	0	Total Value	384,497	300,926		33,101	Total Taxable	32,101 2,570.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660096041	REEVES, STEPHEN A	19	327,060	0	32,138	2,573.00		
2024	2024-660096041	REEVES, STEPHEN A	19	347,365	0	30,607	2,461.00		
2023	2023-660096041	REEVES, STEPHEN A	19	265,000	0	29,150	2,348.00		
2022	2022-660096041	REEVES, STEPHEN A	19	311,914	0	34,311	2,783.00		
2021	2021-660096041	REEVES, STEPHEN A	19	2,012	0	221	18.00		
2020	2020-660096041	IHCC INC	19	2,012	0	221	18.00		
2019	2019-660096041	IHCC INC	19	2,012	0	221	18.00		
2018	2018-660096041	IHCC INC	19	2,012	0	221	18.00		
2017	2017-660096041	IHCC INC	19	2,012	0	221	19.00		
2016	2016-660096041	IHCC INC	19	2,012	0	221	19.00		
2015	2015-660096041	IHCC INC	19	2,012	0	221	19.00		
2014	2014-660096041	IHCC INC	19	2,012	0	221	20.00		



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Lot Data	Square-Foot - NBHD 1206 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.4946	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	21,545.00 x 2.22 = 47,818	
Factor Value		
Adjustments	1.0000	
Lot Value	47,818	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,036 / 2,300
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,036
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	456 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	351,786 152.95 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	103.86	Total Misc Impr	+ 14,266				
Roofing Adj	+ 5.22	Garage Cost	+ 28,413				
Subfloor Adj	+ -4.19	Total RCN	= 346,624				
Heat/Cool Adj	+ 16.31	Depreciation ( 4%)	- 13,865				
Plumbing Adj	+ 10.95	Lump Sums	+ 3,920				
Basement Adj	+ 0.00	RCNLD	= 336,679				
Adj Base Cost	= 132.15	Lot Value	+ 47,818				
Total Area	x 2,300	Indicated Value	= 384,497				
Adjusted Cost	= 303,945	Value Per SqFt	167.17				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	336,679
Lot Value	47,818
Indicated Value	384,497 167.17 Per SqFt
Agland Value	
Site Improvements	
Total Value	384,497 167.17 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
SHLT	STORM SHELTER	0		1	2021	0.00		
PRCH	Porch	150415	13x7		91	32.91		2,995
PRCH	Porch	150416	123		123	32.74		4,027
PERG	Pergola	183984	14x14		196	20.00		3,920



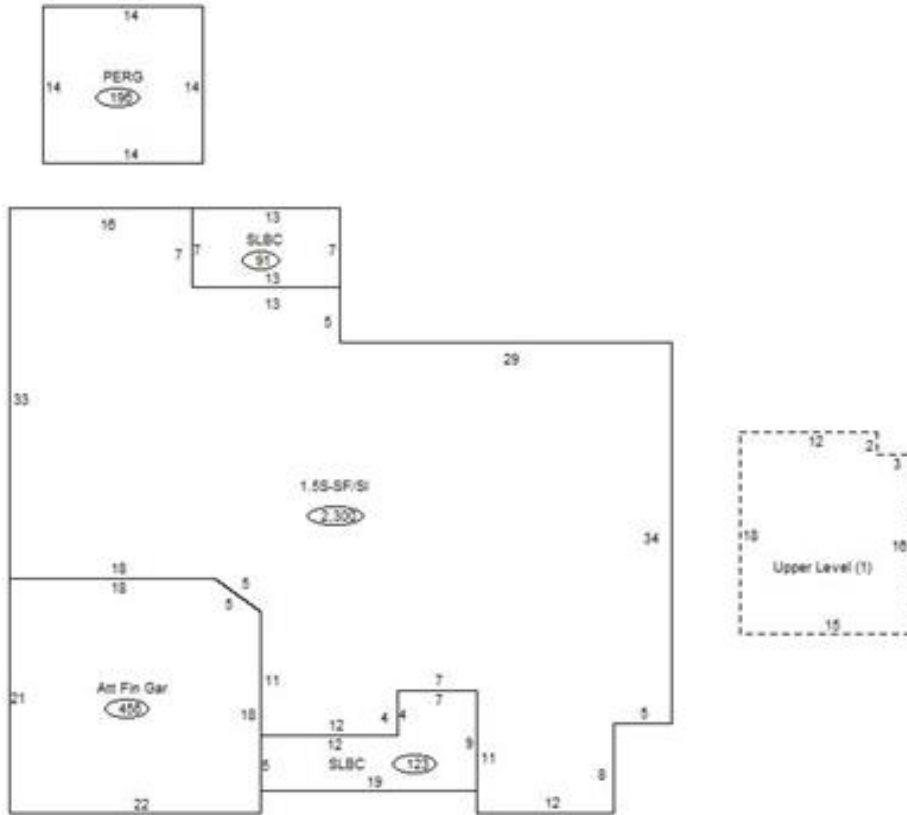
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Sketch Image

660096041



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,036	1.130	2,300
2	G	5		13	Att Fin Gar	456	1.000	456
3	M	PRCH		13	SLBC	91	1.000	91
4	M	PRCH		13	SLBC	123	1.000	123
5	U	^UL		13	Upper Level (1)	264	1.000	264
6	M	PERG		13	PERG	196	1.000	196
<b>Total Building Area</b>						<b>2,036</b>		<b>2,300</b>