



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	660099464													
Parcel ID	22N17E-07-4-00000-000-0099													
Cadastral ID	07-22-17-00410													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	70 - FOYIL RURAL/FOYIL FIRE													
Name ID	318761													
COUCH, TYLER G & HOLLEE BETH														
16821 E 430 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	16821 E 430 RD													
Subdivision														
Lot/Block	/	Parcel Size	10.45 - Acres											
Sec/Twn/Rng	7 / 22 / 17 / 4													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S007 - FOYIL SCHOOLS													
Legal Description Lat/Long: 36.39608232 -95.52788045														
TR IN W2 SE SE DESC AS BEG SE/C W2 SE SE; S89.3816W 344.81'; N01.2419W 1318.95'; N88.4020E 345.35'; S01.2253E 1318.74' 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					2552/63	CLIFFORD, KENNETH P	04/25/2016	170,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax						
Remove Cap	2017	Land Value	1,308	1,308	11%	144	Assessed	11,993	1,219.21					
Year Frozen	0	Improvements	116,776	107,718		11,849	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	118,084	109,026		11,993	Total Taxable	10,993	1,131.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660099464	COUCH, TYLER G &	70	105,851	1000	10,644	1,095.00							
2024	2024-660099464	COUCH, TYLER G &	70	110,365	1000	11,140	1,174.00							
2023	2023-660099464	COUCH, TYLER G &	70	121,870	1000	12,406	1,307.00							
2022	2022-660099464	COUCH, TYLER G &	70	124,007	1000	12,641	1,337.00							
2021	2021-660099464	COUCH, TYLER G &	70	125,775	1000	12,603	1,299.00							
2020	2020-660099464	COUCH, TYLER G & COE, HOLLEE B	70	123,679	1000	12,207	1,308.00							
2019	2019-660099464	COUCH, TYLER G & COE, HOLLEE B	70	116,569	1000	11,823	1,272.00							
2018	2018-660099464	COUCH, TYLER G & COE, HOLLEE B	70	122,605	1000	12,487	1,318.00							
2017	2017-660099464	COUCH, TYLER G & COE, HOLLEE B	70	121,422	1000	12,356	1,308.00							
2016	2016-660099464	COUCH, TYLER G & COE, HOLLEE B	70	97,044	0	10,272	1,112.00							



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Lot Data	Square-Foot - NBHD 4071 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	1,528 / 1,864
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1955 / 48

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	92.99	Total Misc Impr	+ 16,237				
Roofing Adj	+ 3.68	Garage Cost	+ 0				
Subfloor Adj	+ 0.95	Total RCN	= 221,463				
Heat/Cool Adj	+ 5.57	Depreciation (55%)	- 121,805				
Plumbing Adj	+ 6.91	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 99,658				
Adj Base Cost	= 110.10	Lot Value	+ 0				
Total Area	x 1,864	Indicated Value	= 99,658				
Adjusted Cost	= 205,226	Value Per SqFt	53.46				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,658		
Lot Value			
Indicated Value	99,658	53.46	Per SqFt
Agland Value	1,308		
Site Improvements	17,118		
Total Value	118,084	63.35	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	16035	32x8		256	23.39		5,988
PRCH	SLAB PORCH - COVERED	16036	20x8		160	23.72		3,795
PATO	SLAB PORCH - OPEN	148228	16x8		128	10.61		1,358



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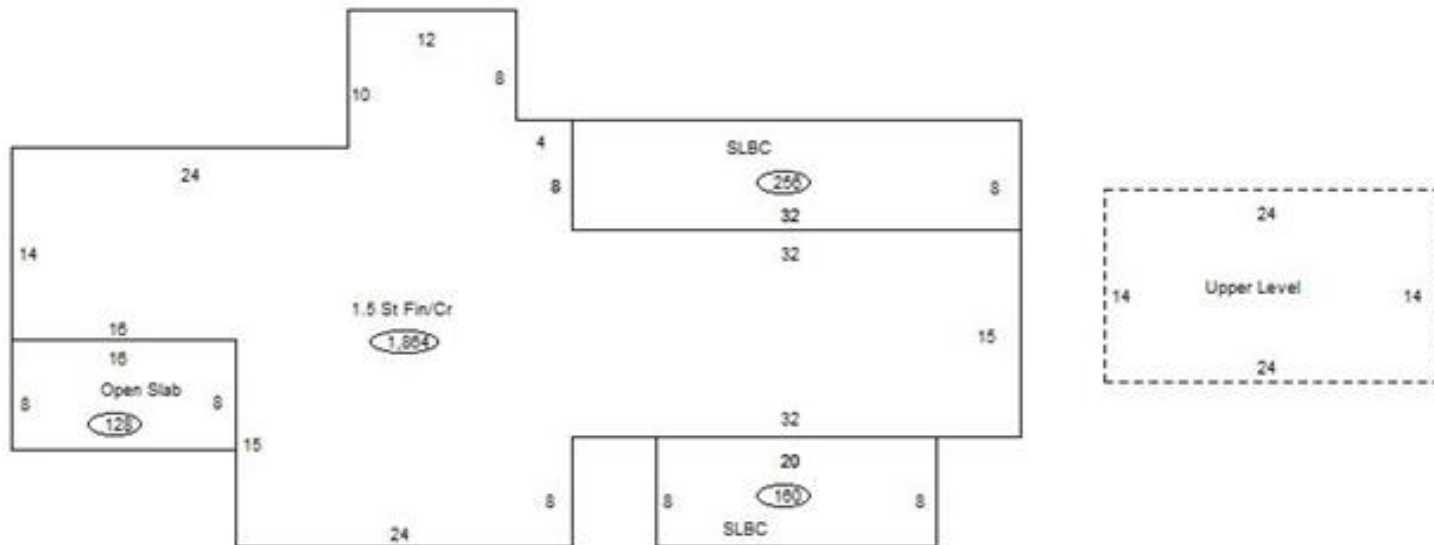
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,528	1.220	1,864
2	M	PRCH		13	SLBC	256	1.000	256
3	M	PRCH		13	SLBC	160	1.000	160
4	U	^UL	Overhang	13	Upper Level	336	1.000	336
5	M	PATO		13	Open Slab	128	1.000	128
Total Building Area						1,528		1,864



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
BNGP	Barn - General Purpose		50x40x8	Dirt	Galvanized Metal	2,000
Qual	3	Cond 3	Year 1970	Eff Age 42		

Valuation Summary		Modifier Total	RCN	Depr (66% Phys/ % Func)	RCNLD
Base Cost (18.46 x 2,000)	36,920		36,920	24,367	12,553

GRDT	Garage - Detached		20x20x8	Concrete	Composition Shingle	400
Qual	4	Cond 3	Year 1955	Eff Age 53		

Valuation Summary		Modifier Total	RCN	Depr (74% Phys/ % Func)	RCNLD
Base Cost (43.89 x 400)	17,556		17,556	12,991	4,565



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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
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			3.390	143	143	484	484
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			3.180	168	168	534	534
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.650	168	168	109	109
HC	HECTOR STONY SANDY LOAM	IMP PST	20			3.230	56	56	181	181
IMP PST Totals						10.450			1,308	1,308
Total Agland						10.450			1,308	1,308