



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	660100039								
Parcel ID	20N15E-12-1-00000-000-0150								
Cadastral ID	12-20-15-00150								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	4 - VERDIGRIS/VERD FIRE								
Name ID	320482								
REISS, JODY									
26284 S 4130 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	26284 S 4130 RD								
Subdivision									
Lot/Block	/	Parcel Size	5 - Acres						
Sec/Twn/Rng	12 / 20 / 15 / 1								
Neighborhood	2015 - UNPLATTED								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.23096859 -95.65575165									
TR DESC 2020-016096 AS COMM NE/C SEC; S01.3223E 1249.83' TO POB; S87.5444W 521.78'; S01.3223E 418.39'; N87.4300E 521.80'; N01 3223E 416.61' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R18 000053	R19-NEW 2449 SQ FT SFR	03/2018	08/2018	250,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	REISS, MICHAEL JR & JODY	10/02/2020	0	4					
/	REISS, MICHAEL JR & JODY&	09/07/2018	0	4					
2694/248	REISS, MICHAEL JR & JODY	02/27/2018	0	4					
2602/590	WIECZOREK, LAURA ANN	12/27/2016	109,500	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	
Remove Cap		Land Value	1,120	1,120	11%	123	Assessed	34,729 3,616.39	
Year Frozen		Improvements	373,777	314,599		34,606	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -87.00	
TIF Project ID	0	Total Value	374,897	315,719		34,729	Total Taxable	33,729 3,529.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660100039	REISS, JODY	4	349,907	1000	32,717	3,423.00		
2024	2024-660100039	REISS, JODY	4	330,753	1000	31,735	3,052.00		
2023	2023-660100039	REISS, JODY	4	313,699	1000	30,782	2,916.00		
2022	2022-660100039	REISS, MICHAEL JR & JODY	4	316,955	1000	29,856	2,880.00		
2021	2021-660100039	REISS, MICHAEL JR & JODY	4	273,578	1000	28,958	2,721.00		
2020	2020-660100039	REISS, MICHAEL JR & JODY	4	272,274	1000	28,085	2,645.00		
2019	2019-660100039	REISS, MICHAEL JR & JODY	4	256,712	1000	27,238	2,605.00		
2018	2018-660100039	REISS, MICHAEL JR & JODY	4	110,004	0	12,100	1,154.00		
2017	2017-660100039	REISS, MICHAEL JR & JODY	4	110,004	0	12,100	1,156.00		



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Lot Data	Square-Foot - NBHD 2015 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY FLOOD ZONE Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Veneer, Stone
Base/Total Area	2,458 / 2,458
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,458
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	755 Attached Garage - Finished
Remodel	
Year/Eff Age	2018 / 6



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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	110.54	Total Misc Impr	+ 33,001				
Roofing Adj	+ 5.18	Garage Cost	+ 35,213				
Subfloor Adj	+ -3.39	Total RCN	= 397,635				
Heat/Cool Adj	+ 14.47	Depreciation (6%)	- 23,858				
Plumbing Adj	+ 7.22	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 373,777				
Adj Base Cost	= 134.02	Lot Value	+ 373,777				
Total Area	x 2,458	Indicated Value	= 373,777				
Adjusted Cost	= 329,421	Value Per SqFt	152.07				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	373,777		
Lot Value			
Indicated Value	373,777	152.07	Per SqFt
Agland Value	1,120		
Site Improvements			
Total Value	374,897	152.52	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	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	Slab Porch - Covered	138203	23x17		391	28.18		11,018
PRCH	Slab Porch - Covered	138204	437		437	28.03		12,249
GENR	Generator - Residential Standby			1	1	3,304.00		3,304



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Agland Inventory

660100039

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CHB	CHOTEAU SILT LOAM 1-3% SL	IMP PST	80			5.000	224	224	1,120	1,120
IMP PST Totals						5.000			1,120	1,120
Total Agland						5.000			1,120	1,120