

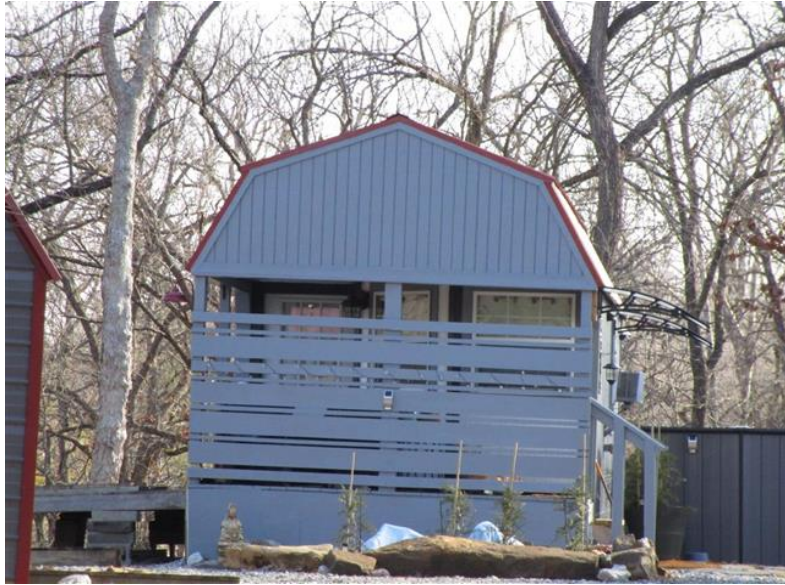


Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:57:40
Page 1

Assessment Data					Primary Image														
Account 660102745 Parcel ID 23N16E-26-3-00000-001-0000 Cadastral ID 26-23-16-00414 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 13 - FOYIL/ NW FIRE Name ID 327711 NEWSOM-JAMES, NICOLE & PATRICIA D PO BOX 556 OOLOGAH OK 74053-0000 Parcel Location Situs 11805 S HICKORY LN Subdivision Lot/Block / Parcel Size 1.38 - Acres Sec/Twn/Rng 26 / 23 / 16 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S007 - FOYIL SCHOOLS					 <p>\\tsclient\C\Users\Randy Necessary\Pictures\2021-02-01\017.JPG 2/4/2021</p>														
Legal Description Lat/Long: 36.44256413 -95.57729649																			
TR DESC 2019-006460 AS COMM SE/C SW NW SW; N00.1944W 239.09' TO POB; N90W 267.93' CURVE LEFT RAD 50' ARC 75.04 CHORD N00 3822E 68.19'; N39.5025E 413.57'; S00.1944E 385.74' 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>R20</td> <td>R21- SPLIT</td> <td>07/2019</td> <td>08/2020</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21- SPLIT	07/2019	08/2020	
Number	Description	Opened	Closed	Amount															
R20	R21- SPLIT	07/2019	08/2020																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	WILLHOITE, LOIS DARLENE	05/17/2019	13,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.682	Current Tax										
Remove Cap	2020		Land Value	35,803	26,095	11%	2,870	Assessed	3,805	390.70									
Year Frozen			Improvements	23,800	8,501		935	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-89.00									
TIF Project ID	0		Total Value	59,603	34,596		3,805	Total Taxable	2,805	302.00									
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660102745	NEWSOM-JAMES, NICOLE & PATRICIA D			13	60,152	1000	2,695	291.00										
2024	2024-660102745	NEWSOM-JAMES, NICOLE & PATRICIA D			13	50,281	1000	2,588	286.00										
2023	2023-660102745	NEWSOM-JAMES, NICOLE & PATRICIA D			13	38,135	1000	2,482	275.00										
2022	2022-660102745	NEWSOM JAMES, NICOLE & PATRICIA D			13	30,740	1000	2,381	261.00										
2021	2021-660102745	NEWSOM JAMES, NICOLE & PATRICIA D			13	23,254	1000	1,558	170.00										
2020	2020-660102745	NEWSOM JAMES, NICOLE & PATRICIA D			13	14,000	0	1,540	160.00										
2019	2019-660102745	NEWSOM JAMES, NICOLE & PATRICIA D			13	66	0	7	1.00										



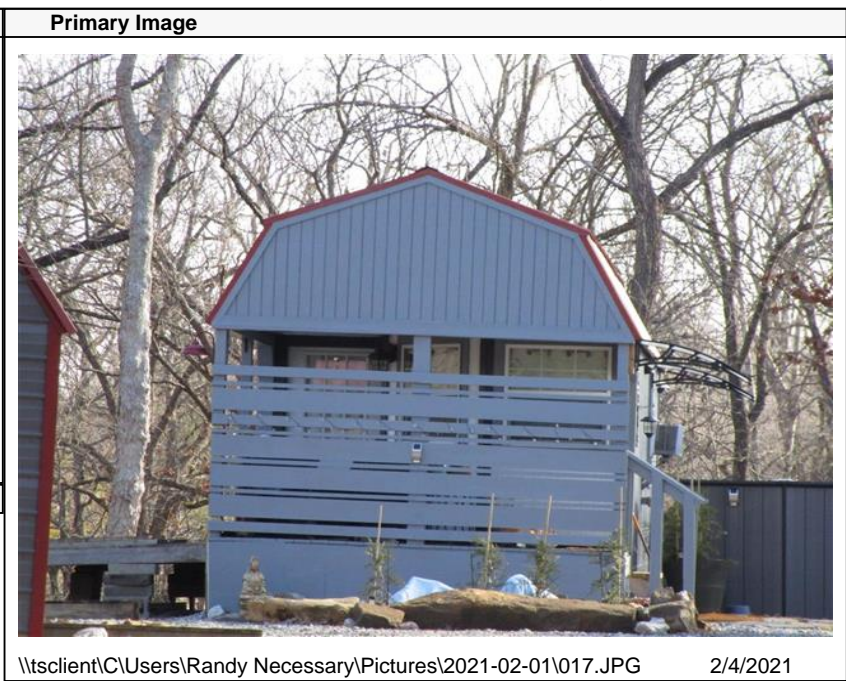
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Date 04/18/2026
 Time 09:57:40
 Page 2

Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	63,033.00 x .57 = 35,803		
Factor Value			
Adjustments	1.0000		
Lot Value	35,803		



Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	THF TINY HOME ON FOUNDATION
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	360 / 360
Style	100% One Story
HVAC	1 Wall Air Conditioners (Count)
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2020 /

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	23,800		
Lot Value	35,803		
Indicated Value	59,603	165.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	59,603	165.56	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	41.32	Total Misc Impr	+ 0
Roofing Adj	+ 5.46	Garage Cost	+ 0
Subfloor Adj	+ 2.72	Total RCN	= 23,800
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 16.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 23,800
Adj Base Cost	= 66.11	Lot Value	+ 35,803
Total Area	x 360	Indicated Value	= 59,603
Adjusted Cost	= 23,800	Value Per SqFt	165.56

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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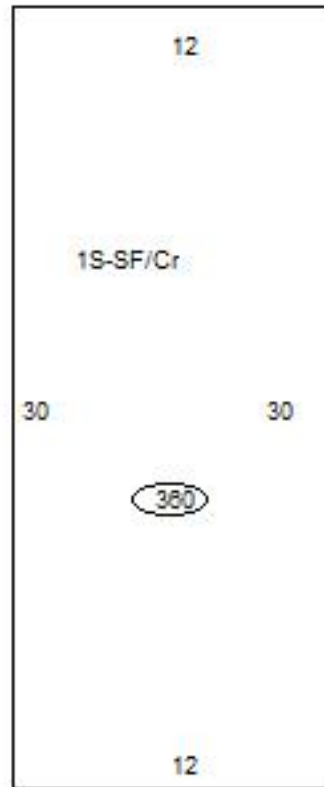
Date 04/18/2026

Time 09:57:40

Page 3

Sketch Image

660102745



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1S-SF/Cr	360	1.000	360
Total Building Area						360		360



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Date 04/18/2026
Time 09:57:40
Page 4

660102745

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x6	Plank	Formed Metal	96
	Qual	3.5	Cond 3	Year 2024	Eff Age 2	

Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (30.32 x 96)	2,911		2,911	2,911	



SHDS	Shed - Small	10x16x6	Plank	Formed Metal	160
Qual	4	Cond 3	Year 2020	Eff Age 5	

Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (27.52 x 160)	4,403		4,403	4,403	