



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:58:15
Page 1

Assessment Data				Primary Image															
Account	660102932																		
Parcel ID	21N15E-26-4-00000-004-0000																		
Cadastral ID	26-21-15-00440																		
Property Type	REAL - Real Property																		
Property Class	RR	VI Area	4																
Tax Area	4 - VERDIGRIS/VERD FIRE																		
Name ID	337339																		
TINNEY, CHAD AARON & JAMIE JO SCOGGINS																			
7710 E 109TH PL TULSA OK 74133-0000																			
Parcel Location																			
Situs	23788 S 4120 RD																		
Subdivision																			
Lot/Block	/	Parcel Size	5 - Acres																
Sec/Twn/Rng	26 / 21 / 15 / 4																		
Neighborhood	6090 - UNPLATTED																		
School District	S008 - VERDIGRIS SCHOOLS																		
Legal Description				Building Permits															
Lat/Long: 36.26622654 -95.66982116				<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>R22 422</td> <td>R23 NEW SFR 4400 SQ FT</td> <td>04/2022</td> <td>02/2023</td> <td>677,277</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R22 422	R23 NEW SFR 4400 SQ FT	04/2022	02/2023	677,277
Number	Description	Opened	Closed	Amount															
R22 422	R23 NEW SFR 4400 SQ FT	04/2022	02/2023	677,277															
S2 NE SE SE																			
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	DEAN, JAMES LANDON & EMILY-ELIZ	11/17/2021	112,000	YES										
					/	BAKER, CHRISTOPHER M &	07/22/2019	80,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2022		Land Value	85,158	85,158	11%	Assessed	75,318	7,843.00										
Year Frozen			Improvements	658,596	599,557		Penalty	0											
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00										
TIF Project ID	0		Total Value	743,754	684,715	75,318	Total Taxable	75,318	7,843.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax											
2025	2025-660102932	TINNEY, CHAD AARON &		4	652,110	0	71,732	7,470.00											
2024	2024-660102932	TINNEY, CHAD AARON &		4	688,653	0	75,751	7,260.00											
2023	2023-660102932	TINNEY, CHAD AARON &		4	112,000	0	12,320	1,163.00											
2022	2022-660102932	TINNEY, CHAD AARON &		4	112,000	0	12,320	1,184.00											
2021	2021-660102932	DEAN, JAMES LANDON & EMILY ELIZABETH		4	84,063	0	9,247	865.00											
2020	2020-660102932	DEAN, JAMES LANDON & EMILY ELIZABETH		4	81,875	0	9,006	845.00											
2019	2019-660102932	DEAN, JAMES LANDON & EMILY ELIZABETH		4	247	0	27	2.00											



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Date 04/18/2026
 Time 09:58:15
 Page 2

Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	5.0199		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	218,665.00 x .39 = 85,158		
Factor Value			
Adjustments	1.0000		
Lot Value	85,158		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	3,284 / 4,224
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,284
Fixture/RghIn	/
Bed/F/H Bath	4 / 4.0 / 1.0
Basement Area	
Garage Type	1,494 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2023 / 2

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	107.65	Total Misc Impr	+	23,469
Roofing Adj	+ 4.92	Garage Cost	+	76,807
Subfloor Adj	+ -3.34	Total RCN	=	672,037
Heat/Cool Adj	+ 18.45	Depreciation (2%)	-	13,441
Plumbing Adj	+ 7.68	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	658,596
Adj Base Cost	= 135.36	Lot Value	+	85,158
Total Area	x 4,224	Indicated Value	=	743,754
Adjusted Cost	= 571,761	Value Per SqFt		176.08

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	658,596		
Lot Value	85,158		
Indicated Value	743,754	176.08	Per SqFt
Agland Value			
Site Improvements			
Total Value	743,754	176.08	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159172	13x5		65	37.11		2,412
PRCH	Slab Porch - Covered	159173	20x18		360	35.72		12,859
FPR1	Fireplace - Residential 1 Story			2023	1	8,198.48		8,198



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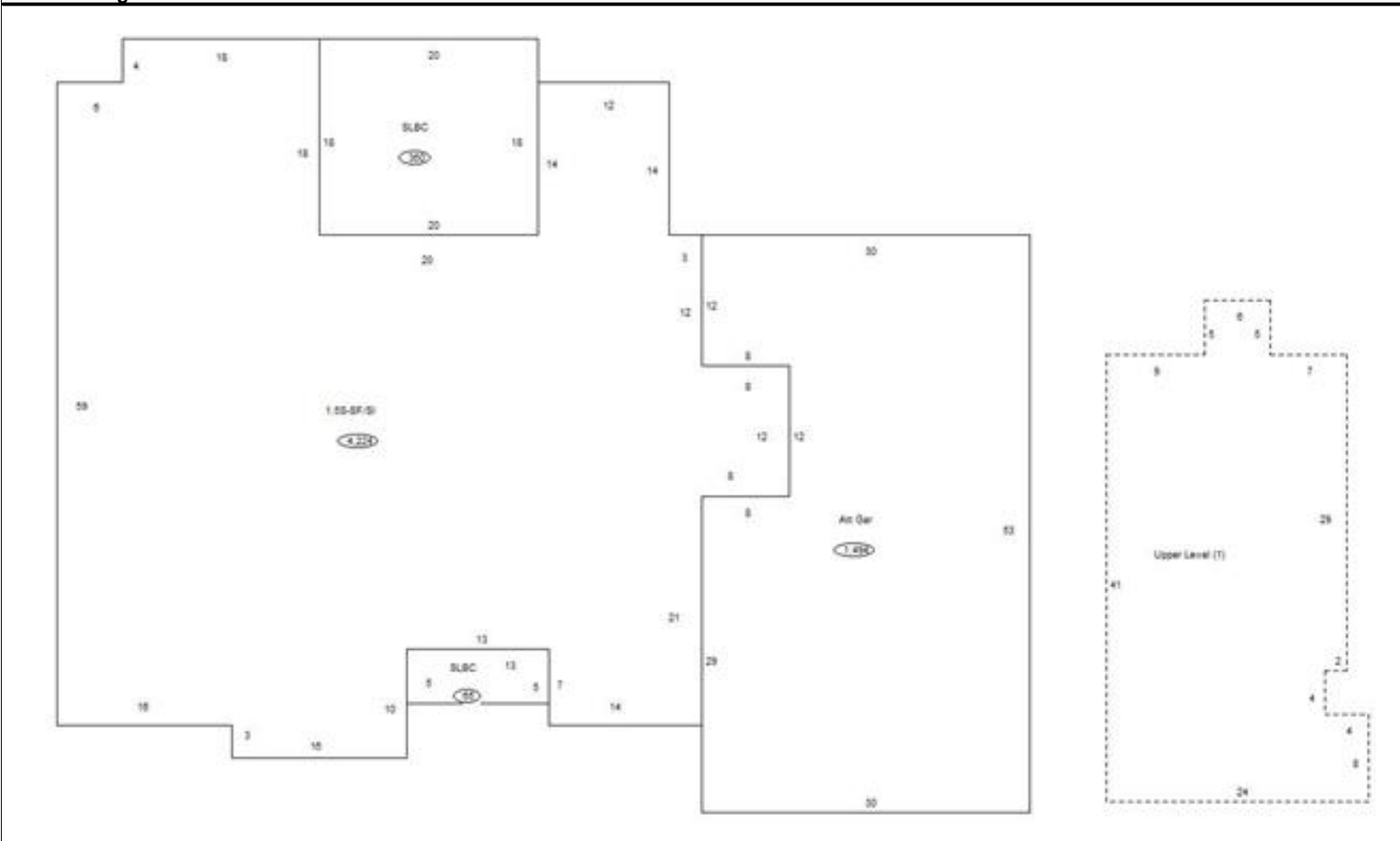
Date 04/18/2026

Time 09:58:15

Page 3

Sketch Image

660102932



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5S-SF/SI	3,284	1.286	4,224
2	M	PRCH		10	SLBC	65	1.000	65
3	M	PRCH		10	SLBC	360	1.000	360
4	G	1		10	Att Gar	1,494	1.000	1,494
5	U	^UL		10	Upper Level (1)	940	1.000	940
Total Building Area						3,284		4,224