



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:06:46
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Assessment Data				Primary Image					
Account	660103716			No Image On File					
Parcel ID	21N17E-03-1-00000-001-0000								
Cadastral ID	03-21-17-00322								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	316610								
CUMMINS, SCOTT EDWARD									
PO BOX 494 PRYOR OK 74362-0000									
Parcel Location									
Situs									
Subdivision									
Lot/Block	/	Parcel Size	2 - Acres						
Sec/Twn/Rng	3 / 21 / 17 / 1								
Neighborhood	2117 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.33064312 -95.47732652									
TR DESC 2022-005893 ASCOMM SE/C NE; S88.1446W 1984.35'; N01 3917W 461.04' TO POB; N01.3917W 200'; N88.1240E 435.60'; S01 3917E 200'; S88.1240W 435.60' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R20	R23- SPLIT	06/2020	09/2022						
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	BENTZ, CHARLES R TRUST	04/06/2022	12,000	21
					/	BENTZ, CHUCK	02/03/2020	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2023	Land Value	309	309	11%	Assessed	34	3.34	
Year Frozen		Improvements	0	0		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0	Total Value	309	309		Total Taxable	34	3.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660103716	CUMMINS, SCOTT EDWARD	94	309	0	34	3.00		
2024	2024-660103716	CUMMINS, SCOTT EDWARD	94	309	0	34	4.00		
2023	2023-660103716	CUMMINS, SCOTT EDWARD	94	309	0	34	4.00		
2022	2022-660103716	CUMMINS, SCOTT EDWARD	94	350	0	39	5.00		
2021	2021-660103716	BENTZ, CHARLES R TRUST	94	350	0	39	4.00		
2020	2020-660103716	BENTZ, CHUCK	94	350	0	39	5.00		



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Lot Data		Square-Foot - NBHD 2117 #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								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent	0.00			
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model	1 Res			
Year/Eff Age	/			Adjustment Model	A2 AO Test			
Cost Approach		Manual : 01/2025		Comparables				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Reconciliation				
Subfloor Adj	+ 0.00	Total RCN	= 0	Selected Approach	Cost Approach			
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0	Improvements				
Plumbing Adj	+ 0.00	Lump Sums	+ 0	Lot Value				
Basement Adj	+ 0.00	RCNLD	= 0	Indicated Value	0.00 Per SqFt			
Adj Base Cost	= 0.00	Lot Value	+ 0	Agland Value	309			
Total Area	x	Indicated Value	= 0	Site Improvements				
Adjusted Cost	= 0	Value Per SqFt	0.00	Total Value	309 0.00 Total Value Per SqFt			
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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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	NTV PST	51			.013	122	122	2	2
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			.286	72	72	21	21
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.842	144	144	121	121
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			.858	192	192	165	165
NTV PST Totals						2.000			309	309
Total Agland						2.000			309	309