



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:48:46
Page 1

Assessment Data					Primary Image																																								
Account 660106449 Parcel ID 22N16E-21-1-00000-001-0000 Cadastral ID 21-22-16-00310 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 336908 REED, DAVID JAY & DELINDA ANN 16200 S 4160 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16200 S 4160 RD Subdivision Lot/Block / Parcel Size 33.96 - Acres Sec/Twn/Rng 21 / 22 / 16 / 1 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																													
Legal Description Lat/Long: 36.37813200 -95.59925250																																													
Legal Description N 1154' E2 NE LESS N 210' E 210' THEREOF.					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>R22</td> <td>R23 NEW HOUSE AND SHOP</td> <td>12/2022</td> <td>12/2022</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	R22	R23 NEW HOUSE AND SHOP	12/2022	12/2022																															
Number	Description	Opened	Closed	Amount																																									
R22	R23 NEW HOUSE AND SHOP	12/2022	12/2022																																										
Exemptions					Sale History																																								
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>REED, VIRGINIA L ESTATE</td> <td>11/10/2021</td> <td>0</td> <td>4</td> </tr> </tbody> </table>				Bk/Pg	Grantor	Date	Price	Code	/	REED, VIRGINIA L ESTATE	11/10/2021	0	4																					
Code	Type	Active	Maximum	Exemption																																									
H	Homestead	Yes	1,000	1,000																																									
Bk/Pg	Grantor	Date	Price	Code																																									
/	REED, VIRGINIA L ESTATE	11/10/2021	0	4																																									
Parcel Valuation																																													
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>102.332</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>Land Value</td> <td>4,314</td> <td>4,314</td> <td>11%</td> <td>475</td> <td>Assessed</td> <td>45,433</td> <td>4,649.23</td> </tr> <tr> <td>Year Frozen</td> <td>Improvements</td> <td>422,696</td> <td>408,708</td> <td></td> <td>44,958</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-88.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>427,010</td> <td>413,022</td> <td></td> <td>45,433</td> <td>Total Taxable</td> <td>44,433</td> <td>4,561.00</td> </tr> </tbody> </table>	Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax	Remove Cap	Land Value	4,314	4,314	11%	475	Assessed	45,433	4,649.23	Year Frozen	Improvements	422,696	408,708		44,958	Penalty	0		Uncapped Value	0	0	0		0	Exemption	1,000	-88.00	TIF Project ID	0	427,010	413,022		45,433	Total Taxable	44,433	4,561.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax																																					
Remove Cap	Land Value	4,314	4,314	11%	475	Assessed	45,433	4,649.23																																					
Year Frozen	Improvements	422,696	408,708		44,958	Penalty	0																																						
Uncapped Value	0	0	0		0	Exemption	1,000	-88.00																																					
TIF Project ID	0	427,010	413,022		45,433	Total Taxable	44,433	4,561.00																																					
Assessment History																																													
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660106449</td> <td>REED, DAVID JAY &</td> <td>11</td> <td>400,993</td> <td>1000</td> <td>43,109</td> <td>4,425.00</td> </tr> <tr> <td>2024</td> <td>2024-660106449</td> <td>REED, DAVID JAY &</td> <td>11</td> <td>415,079</td> <td>1000</td> <td>44,108</td> <td>4,544.00</td> </tr> <tr> <td>2023</td> <td>2023-660106449</td> <td>REED, DAVID JAY &</td> <td>11</td> <td>398,124</td> <td>1000</td> <td>42,794</td> <td>4,499.00</td> </tr> <tr> <td>2022</td> <td>2022-660106449</td> <td>REED, DAVID JAY &</td> <td>11</td> <td>7,616</td> <td>0</td> <td>838</td> <td>88.00</td> </tr> </tbody> </table>	Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660106449	REED, DAVID JAY &	11	400,993	1000	43,109	4,425.00	2024	2024-660106449	REED, DAVID JAY &	11	415,079	1000	44,108	4,544.00	2023	2023-660106449	REED, DAVID JAY &	11	398,124	1000	42,794	4,499.00	2022	2022-660106449	REED, DAVID JAY &	11	7,616	0	838	88.00					
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																						
2025	2025-660106449	REED, DAVID JAY &	11	400,993	1000	43,109	4,425.00																																						
2024	2024-660106449	REED, DAVID JAY &	11	415,079	1000	44,108	4,544.00																																						
2023	2023-660106449	REED, DAVID JAY &	11	398,124	1000	42,794	4,499.00																																						
2022	2022-660106449	REED, DAVID JAY &	11	7,616	0	838	88.00																																						



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:48:46
Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		\\tsclient\T\ROB STUFF\2022-12-15\IMG_0005.JPG
Adjustments		12/28/2022
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	2,353 / 2,353
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,353
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	551 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

Cost Approach		Manual : 01/2025	
Base Cost	108.22	Total Misc Impr	+ 27,103
Roofing Adj	+ 5.87	Garage Cost	+ 32,834
Subfloor Adj	+ -4.62	Total RCN	= 370,745
Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 11,122
Plumbing Adj	+ 6.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 359,623
Adj Base Cost	= 132.09	Lot Value	+ 359,623
Total Area	x 2,353	Indicated Value	= 359,623
Adjusted Cost	= 310,808	Value Per SqFt	152.84

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	

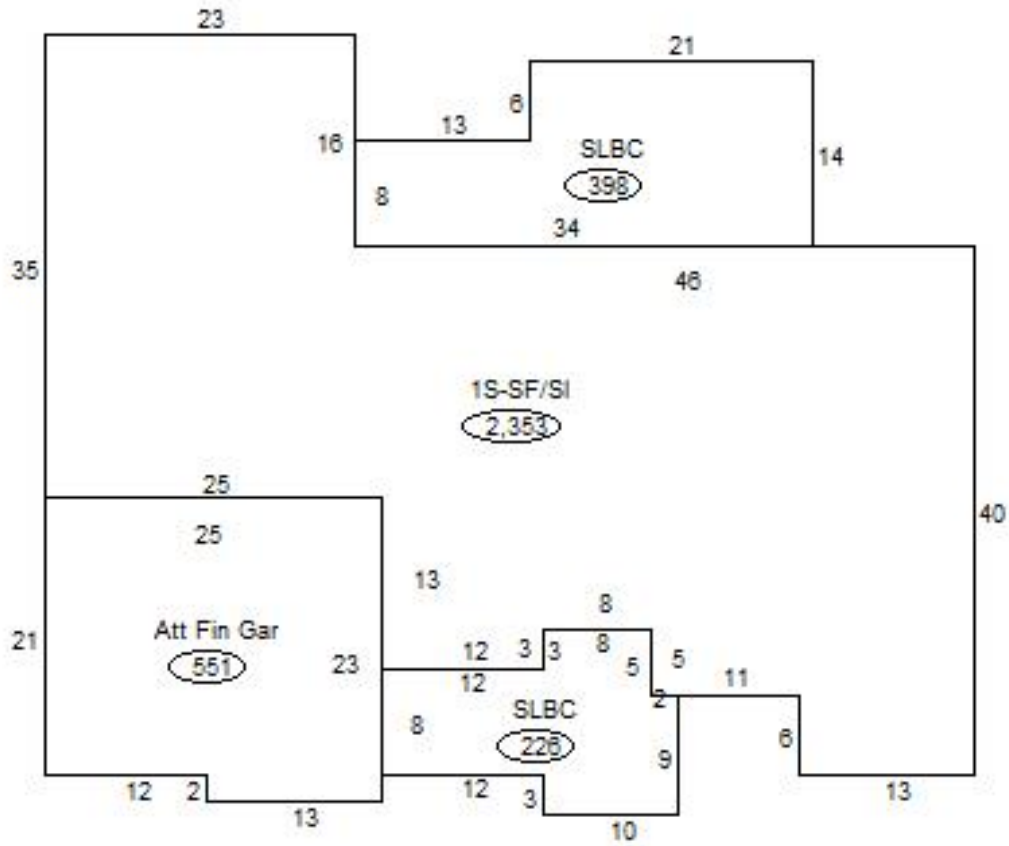
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	359,623		
Lot Value			
Indicated Value	359,623	152.84	Per SqFt
Agland Value	4,314		
Site Improvements	63,073		
Total Value	786,633	334.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156134	226		226	32.17		7,270
PRCH	Slab Porch - Covered	156135	398		398	31.63		12,589
FPR1	Fireplace - Residential 1 Story		1		1	7,243.87		7,244
SHLT	STORM SHELTER		1	2022	1	0.00		



Sketch Image

660106449



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,353	1.000	2,353
2	G	5		20	Att Fin Gar	551	1.000	551
3	M	PRCH		20	SLBC	226	1.000	226
4	M	PRCH		20	SLBC	398	1.000	398
Total Building Area						2,353		2,353



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:48:46
Page 4

660106449

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Shop Building		30x48x0		Formed Metal	1,440
Qual	4	Cond 4	Year 2022	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (35.45 x 1,440)	51,048	51,048	1,531	49,517

PRCH	Slab Porch - Covered		10x48x0			480
Qual	4	Cond 4	Year 2022	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (31.38 x 480)	15,062	15,062	1,506	13,556



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:48:46
Page 5

Agland Inventory

660106449

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			.082	92	92	8	8
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			8.533	122	122	1,044	1,044
HC	HECTOR STONY SANDY LOAM	TMBR	20			5.536	36	36	199	199
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			5.674	63	63	357	357
NAB	NEWTONIA SILT LOAM 1-3% S	TMBR	80			.156	144	144	22	22
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			13.980	192	192	2,684	2,684
NTV PST Totals						33.960			4,314	4,314
Total Agland						33.960			4,314	4,314