



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data	Primary Image																				
<b>Account</b> 660108490 <b>Parcel ID</b> 20N17E-05-4-00000-001-0000 <b>Cadastral ID</b> 05-20-17-01220 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 3 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 342752 REEL, SHELLY & SANDERS, TOMMY D  4640 N 193rd E AVE CATOOSA OK 74015-0000  <b>Parcel Location</b> <b>Situs</b> 17767 E 540 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 40 - Acres <b>Sec/Twn/Rng</b> 5 / 20 / 17 / 4 <b>Neighborhood</b> 2017 - UNPLATTED LAND <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS	 <p>\\tsclient\A\TOMMY DUNLAP\New folder (321)\IMG_0008.JPG 1/5/2024</p>																				
<b>Legal Description</b> Lat/Long: 36.23690956 -95.51816412 W 2 ACRES W2 SE SE & THE SW SE LESS A 2 ACRE TRACT DESC AS COMM SE/C SE; W 1650' TO POB; N00.0125E 417'; N89.4239W 208'; S00.0125W 417'; S89.4239E 208' TO POB.	<b>Building Permits</b> <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>S23</td> <td>S24 SPLIT</td> <td>10/2023</td> <td>12/2023</td> <td></td> </tr> </tbody> </table>	Number	Description	Opened	Closed	Amount	S23	S24 SPLIT	10/2023	12/2023											
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<b>Exemptions</b> <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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <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>CLINTON, ALICE &amp;</td> <td>07/24/2023</td> <td>0</td> <td>11</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	CLINTON, ALICE &	07/24/2023	0	11
Code	Type	Active	Maximum	Exemption																	
Bk/Pg	Grantor	Date	Price	Code																	
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Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap		Land Value	4,718	4,718	11%	519	Assessed	3,940	327.22
Year Frozen		Improvements	32,761	31,099		3,421	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	37,479	35,817		3,940	Total Taxable	3,940	327.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108490	REEL, SHELLY & SANDERS, TOMMY D	5	42,958	0	3,825	318.00		
2024	2024-660108490	REEL, SHELLY & SANDERS, TOMMY D	5	41,076	0	3,714	310.00		
2023	2023-660108490	REEL, SHELLY & SANDERS, TOMMY D	5	31,825	0	3,501	292.00		



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<b>Lot Data</b> Units-Buildable - UNPLATTED LAND (UNITS BUILDABLE)	
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	
Adjustments	
Lot Value	



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<b>Residential Data</b>	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

**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	

**Value Reconciliation**

Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	4,718
Site Improvements	32,761
Total Value	37,479 0.00 Total Value Per SqFt

<b>Cost Approach</b>				<b>Manual : 01/2025</b>			
Base Cost	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	0			
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	-	0			
Plumbing Adj	+ 0.00	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=				
Adj Base Cost	= 0.00	Lot Value	+				
Total Area	x	Indicated Value	=				
Adjusted Cost	= 0	Value Per SqFt		0.00			

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	48x44x10	Dirt	Galvanized Metal	2,112
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (18.97 x 2,112)		40,065		40,065	10,016	30,049
	LNT0	LEAN-TO	44x19x10	Dirt	Formed Metal	836
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (6.76 x 836)		5,651		5,651	2,939	2,712



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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
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			21.986	54	54	1,187	1,187
CHB	CHOTEAU SILT LOAM 1-3% SL	NTV PST	80			.799	192	192	153	153
OKA	OKEMAH SILTY CLAY LOAM	NTV PST	90			7.090	216	216	1,531	1,531
WSA	WOODSON AND SUMMIT SOILS	NTV PST	76			10.125	182	182	1,847	1,847
<b>NTV PST Totals</b>						40.000			4,718	4,718
<b>Total Agland</b>						40.000			4,718	4,718