



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:15:34
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Assessment Data					Primary Image				
Account	660108629								
Parcel ID	19N17E-03-2-00000-005-0000								
Cadastral ID	03-19-17-02725								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	3						
Tax Area	2 - INOLA RURAL								
Name ID	343239								
REED, LANDON ET AL									
31766 S MESA DR INOLA OK 74036-0000									
Parcel Location									
Situs	31766 S MESA DR								
Subdivision									
Lot/Block	/	Parcel Size	1.69 - Acres						
Sec/Twn/Rng	3 / 19 / 17 / 2								
Neighborhood	1917 - UNPLATTED								
School District	S005 - INOLA SCHOOLS								
Legal Description Lat/Long: 36.15910656 -95.48656057									
TR DESC 2023-016721 AS COMM NW/C GOVT LOT 3; N88.3522E 1321 54'; S01.2006E 1348.79'; S88.5133W 380.85' TOP OB; N01.2006W 263 32'; S88.5133W 280.30'; S01.1853E 263.332'; N88.5133E 280.39' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25	NEW SFR	05/2025	06/2025						
S23	S24 SPLIT	12/2023	12/2023						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	THOMAS, CHARLES & LISA	10/31/2023	57,500	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	80.060	Current Tax	
Remove Cap	2024	Land Value	51,322	51,322	11%	Assessed	21,861	1,750.19	
Year Frozen		Improvements	147,419	147,419		Penalty	0		
Uncapped Value	147,419	Mobile Home	0	0		Exemption	1,000	-80.00	
TIF Project ID	0	Total Value	198,741	198,741		Total Taxable	20,861	1,670.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108629	REED, LANDON ET AL	2	58,289	0	6,412	513.00		
2024	2024-660108629	REED, LANDON ET AL	2	58,358	0	6,419	516.00		



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Lot Data		Square-Foot - NBHD 1917 #1
Lot Size	0	0
Lot Count	0	
Units Buildable	0	
Non-Ag Acres	1.7293	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	FLOOD ZONE	0
Method	Square-Foot	
Base Lot Value	75,329.00 x .68 = 51,322	
Factor Value		
Adjustments		
Lot Value	51,322	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,000 / 1,000
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,000
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	147,419		
Lot Value	51,322		
Indicated Value	198,741	198.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	198,741	198.74	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	88.15	Total Misc Impr	+	21,853
Roofing Adj	+ 4.75	Garage Cost	+	14,035
Subfloor Adj	+ 0.00	Total RCN	=	147,678
Heat/Cool Adj	+ 9.89	Depreciation (1%)	-	1,477
Plumbing Adj	+ 9.00	Lump Sums	+	1,218
Basement Adj	+ 0.00	RCNLD	=	147,419
Adj Base Cost	= 111.79	Lot Value	+	51,322
Total Area	x 1,000	Indicated Value	=	198,741
Adjusted Cost	= 111,790	Value Per SqFt		198.74

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172156	60x14		840	18.67		15,683
CPAT	Carport - Attached	172157	27x25		675	9.14		6,170
LTS	Lean-To (Stl Frm)	172158	25x12		300	4.06		1,218



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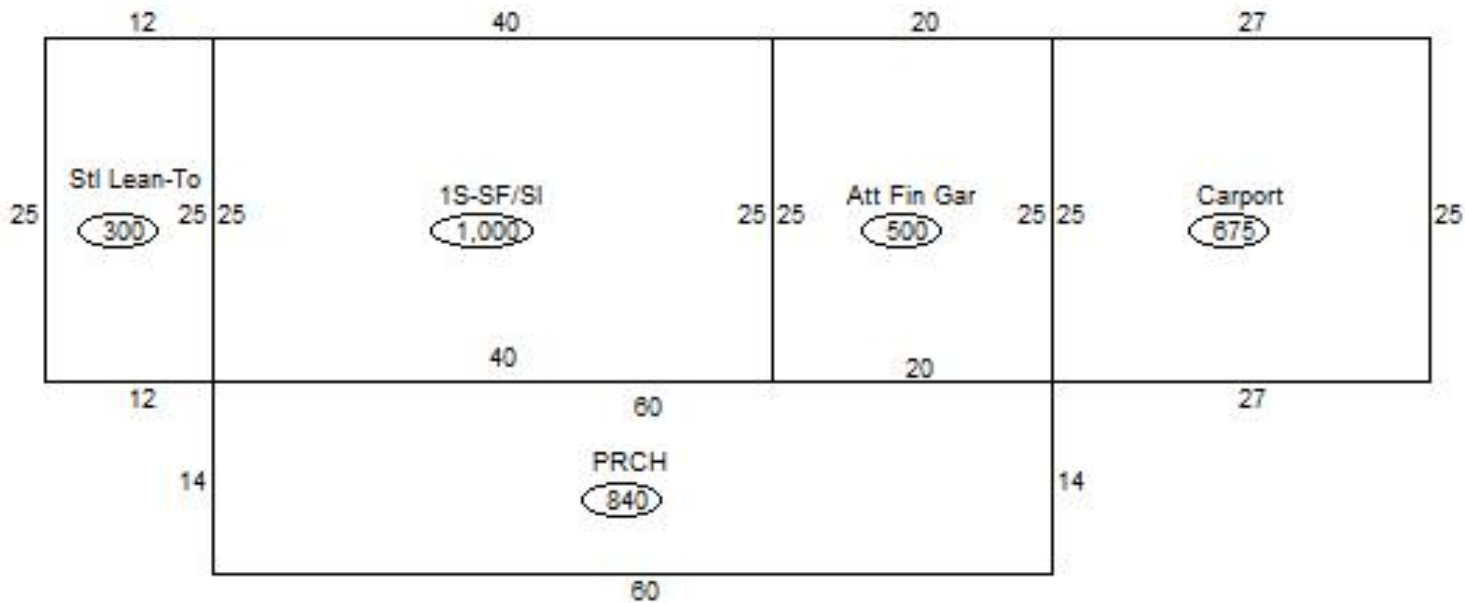
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Sketch Image

660108629



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,000	1.000	1,000
2	G	5		20	Att Fin Gar	500	1.000	500
3	M	PRCH		20	PRCH	840	1.000	840
4	M	CPAT		20	Carport	675	1.000	675
5	M	LTS		20	Stl Lean-To	300	1.000	300
Total Building Area						1,000		1,000