




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|------------------------|-------------------|----------|-------------|--|---------------|---------------|-------------|-----------|----------|------------------|--------------|----------|-------------|--|---------------|------------|-------------|----------------|-------------------|-------------|--------|--------|--------|-------|------------------------|------------|----------|-------------|--|--------------|--------|--------|--|-------|---------|---|--|----------------|--------|-------------|---|---|--|---|-----------|---|------|----------------|---|-------------|--------|--------|--|--------|---------------|--------|----------|
| Account 660109919 Parcel ID 22N17E-15-1-00000-001-0000 Cadastral ID 15-22-17-00811 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 346426 MATTHEWS, ERICA & FRYAR, TONY 69614 S 220 RD WAGONER OK 74467-0000 Parcel Location Situs 15250 S 4230 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 15 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS | | | | |  <p>660109919_001.JPG 4/9/2025</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.39299024 -95.47374073 S2 N2 NE NE & N2 S2 NE NE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Building Permits | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <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 | | | | | | <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>S25</td> <td>S26 SPLIT</td> <td>02/2025</td> <td>04/2025</td> <td></td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | S25 | S26 SPLIT | 02/2025 | 04/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| S25 | S26 SPLIT | 02/2025 | 04/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | VANDOSKI, DONALD LEE & | 01/24/2025 | 250,000 | 21 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>101.310</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value</td> <td>2,721</td> <td>2,721</td> <td>11%</td> <td>299</td> <td>Assessed</td> <td>10,174</td> <td>1,030.73</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>89,774</td> <td>89,774</td> <td></td> <td>9,875</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>89,774</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>92,495</td> <td>92,495</td> <td></td> <td>10,174</td> <td>Total Taxable</td> <td>10,174</td> <td>1,031.00</td> </tr> </tbody> </table> | | | | | | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 101.310 | Current Tax | Remove Cap | 2026 | Land Value | 2,721 | 2,721 | 11% | 299 | Assessed | 10,174 | 1,030.73 | Year Frozen | | Improvements | 89,774 | 89,774 | | 9,875 | Penalty | 0 | | Uncapped Value | 89,774 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | TIF Project ID | 0 | Total Value | 92,495 | 92,495 | | 10,174 | Total Taxable | 10,174 | 1,031.00 |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 101.310 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2026 | Land Value | 2,721 | 2,721 | 11% | 299 | Assessed | 10,174 | 1,030.73 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements | 89,774 | 89,774 | | 9,875 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 89,774 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 92,495 | 92,495 | | 10,174 | Total Taxable | 10,174 | 1,031.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>2025-660109919</td> <td>MATTHEWS, ERICA &</td> <td>75</td> <td>2,588</td> <td>0</td> <td>285</td> <td>29.00</td> </tr> </tbody> </table> | | | | | | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-660109919 | MATTHEWS, ERICA & | 75 | 2,588 | 0 | 285 | 29.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660109919 | MATTHEWS, ERICA & | 75 | 2,588 | 0 | 285 | 29.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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| | |
|--|-----------------|
| Units Buildable - FOYIL SEQUOYAH AREA (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 | |



| | |
|-------------------------|--------------------------------|
| Residential Data | |
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 1.5 - Low |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Metal |
| Base/Total Area | 600 / 600 |
| Style | 100% One Story |
| HVAC | |
| Roof Cover | 4 Metal, Preformed |
| Area on Slab | 600 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 1 / 1.0 / |
| Basement Area | |
| Garage Type | 600 Attached Garage - Finished |
| Remodel | |
| Year/Eff Age | 2025 / 1 |

660109919_001.JPG 4/9/2025

| | |
|---------------------|------|
| 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 | 98.61 | Total Misc Impr | + 6,291 |
| Roofing Adj | + 5.35 | Garage Cost | + 16,152 |
| Subfloor Adj | + 0.00 | Total RCN | = 90,681 |
| Heat/Cool Adj | + 0.00 | Depreciation (1%) | - 907 |
| Plumbing Adj | + 9.77 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 89,774 |
| Adj Base Cost | = 113.73 | Lot Value | + 89,774 |
| Total Area | x 600 | Indicated Value | = 89,774 |
| Adjusted Cost | = 68,238 | Value Per SqFt | 149.62 |

| | | | |
|-----------------------------|---------------|--------|----------------------|
| Value Reconciliation | | | |
| Selected Approach | Cost Approach | | |
| Improvements | 89,774 | | |
| Lot Value | | | |
| Indicated Value | 89,774 | 149.62 | Per SqFt |
| Agland Value | 2,721 | | |
| Site Improvements | | | |
| Total Value | 182,269 | 303.78 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|-----------------------------------|-------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Porch | 171970 | 40x8 | | 320 | 19.66 | | 6,291 |



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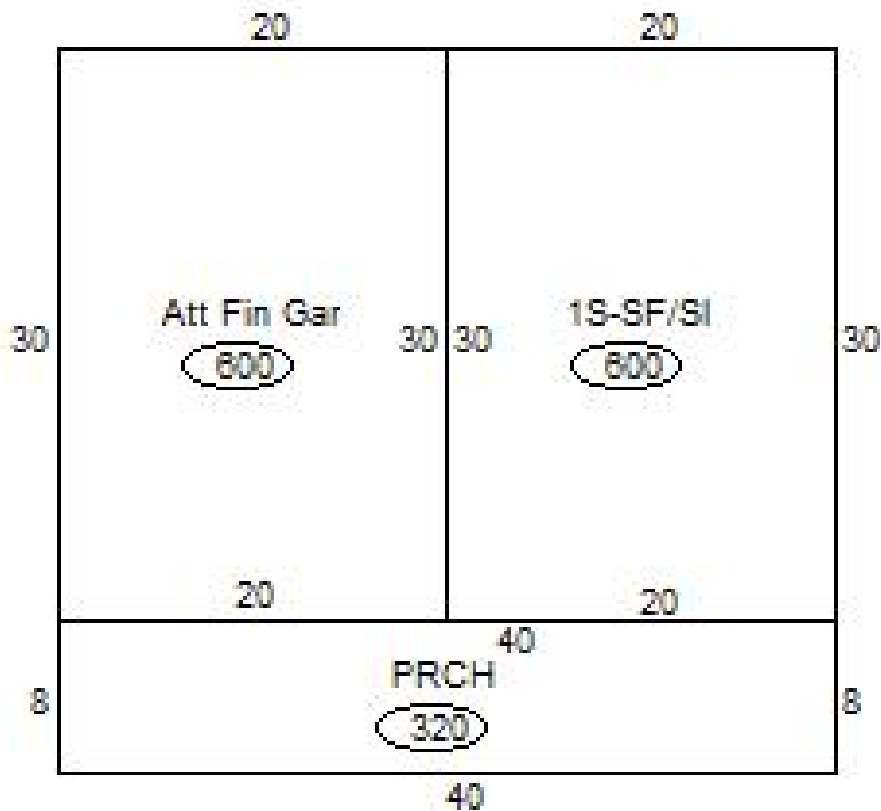
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 20 | 1S-SF/SI | 600 | 1.000 | 600 |
| 2 | G | 5 | | 20 | Att Fin Gar | 600 | 1.000 | 600 |
| 3 | M | PRCH | | 20 | PRCH | 320 | 1.000 | 320 |
| Total Building Area | | | | | | 600 | | 600 |



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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 | | | 9.899 | 122 | 122 | 1,212 | 1,212 |
| DBC | DENNIS-BATES COMPLEX 2-5% | IMP PST | 60 | | | 8.406 | 168 | 168 | 1,412 | 1,412 |
| HC | HECTOR STONY SANDY LOAM | TMBR | 20 | | | .964 | 36 | 36 | 35 | 35 |
| VF | VERDIGRIS SOILS FREQUENTL | TMBR | 47 | | | .732 | 85 | 85 | 62 | 62 |
| TMBR Totals | | | | | | 20.000 | | | 2,721 | 2,721 |
| Total Agland | | | | | | 20.000 | | | 2,721 | 2,721 |