



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	660001589				No Image On File				
Parcel ID	21N17E-02-1-00000-000-0000								
Cadastral ID	02-21-17-00410								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 3							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	343381								
OSBURN, TERESA & LAURA STIMATZE									
20482 E 470 RD CLAREMORE OK 74019-4180									
Parcel Location									
Situs	20482 E 470 RD								
Subdivision									
Lot/Block	/	Parcel Size	19.34 - Acres						
Sec/Twn/Rng	2 / 21 / 17 / 1								
Neighborhood	-								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.33459104 -95.46129167									
Building Permits									
W2 NW NE (W2 LOT 2)					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	MCCOY, SHAIN L &	12/22/2023	300,000	WG
					/	TAHENY, FRANCIS MICHAEL	04/10/2019	190,000	YES
					2652/737	TAHENY, FRANK M & ROBBIE M	08/11/2017	0	4
					1677/38	BONHAM, MICHAEL L &-HEATHER H	05/06/2005	220,000	YES
					1238/220	ROSS, MICHAEL D	06/07/2000	185,000	Yes
					864/22			32,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2024	Land Value	2,969	2,969	11%	327	Assessed	36,863	3,624.37
Year Frozen	0	Improvements	160,303	133,578		14,694	Penalty	0	
Uncapped Value	0	Mobile Home	198,568	198,568		21,842	Exemption	0	0.00
TIF Project ID	0	Total Value	361,840	335,115		36,863	Total Taxable	36,863	3,624.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660001589	OSBURN, TERESA &	94	325,355	0	35,789	3,519.00		
2024	2024-660001589	OSBURN, TERESA &	94	152,060	0	16,726	1,751.00		
2023	2023-660001589	MCCOY, SHAIN L &	94	128,363	1000	13,120	1,417.00		
2022	2022-660001589	MCCOY, SHAIN L &	94	127,173	1000	12,989	1,416.00		
2021	2021-660001589	MCCOY, SHAIN L &	94	159,964	1000	16,596	1,746.00		
2020	2020-660001589	MCCOY, SHAIN L &	94	157,884	1000	16,367	1,716.00		
2019	2019-660001589	MCCOY, SHAIN L &	94	107,444	1000	10,818	1,123.00		
2018	2018-660001589	TAHENY, FRANCIS MICHAEL	94	139,144	1000	14,306	1,496.00		
2017	2017-660001589	TAHENY, FRANCIS MICHAEL	94	150,460	1000	14,898	1,537.00		
2016	2016-660001589	TAHENY, FRANK M & ROBBIE M	94	147,020	1000	14,436	1,484.00		
2015	2015-660001589	TAHENY, FRANK M & ROBBIE M	94	146,683	1000	13,986	1,468.00		
2014	2014-660001589	TAHENY, FRANK M & ROBBIE M	94	148,914	1000	13,549	1,395.00		
2013	2013-660001589	TAHENY, FRANK M & ROBBIE M	94	161,384	1000	13,125	1,332.00		



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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		0						
		0						
Method	Square-Foot							
Base Lot Value				GRM Approach				
Factor Value				GRM Code				
Adjustments	1.0000			Gross Rent	0.00			
Lot Value				Indicated Value				
Residential Data				Multiple Regression				
Type				MRA Code				
Condition	-			Adjusted R				
Quality	-			Indicated Value				
Architecture				Direct Comparables				
Style				Selection Model				
Exterior Wall				Adjustment Model				
Base/Total Area /				Comparables				
Style				Indicated Value				
HVAC				Value Reconciliation				
Roof Cover				Selected Approach	Cost Approach			
Area on Slab				Improvements				
Fixture/RghIn /				Lot Value				
Bed/F/H Bath / /				Indicated Value	0.00 Per SqFt			
Basement Area				Agland Value	2,969			
Garage Type				Site Improvements	160,303			
Remodel				Total Value	163,272 0.00 Total Value Per SqFt			
Year/Eff Age /								
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
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	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 0					
Total Area	x	Indicated Value	= 0					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER (UG)BY POOL		1	2025	1	0.00		



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	2025	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						
	BARN	BARN	0x0x0			2,400
	Qual	3 Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (8.86 x 2,400)		21,264		21,264	10,632	10,632
	BARN	BARN	0x0x0			1,500
	Qual	3 Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (9.80 x 1,500)		14,700		14,700	5,880	8,820
	BARN	BARN	0x0x0			1,200
	Qual	3 Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (10.21 x 1,200)		12,252		12,252	6,126	6,126
	BARN	BARN	0x0x0			1,000
	Qual	3 Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (10.48 x 1,000)		10,480		10,480	7,336	3,144
	BARN	BARN	0x0x0			1,000
	Qual	3 Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (10.48 x 1,000)		10,480		10,480	6,812	3,668
	UTIL	SHOP BUILDING	0x0x0			6,560
	Qual	3 Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (22.94 x 6,560)		150,486		150,486	22,573	127,913



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	6 Mobile Home 76 x 30
Condition	4 - Good
Quality	4.2 - Good
Architecture	2DW EXCP DWIDE MH - GOOD
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,280 / 2,280
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2024 / 1

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	
Adjustment Model	
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	198,568
Lot Value	
Indicated Value	198,568
Agland Value	87.09 Per SqFt
Site Improvements	
Total Value	198,568
	87.09 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	75.08	Total Misc Impr	+ 0	Garage Cost	+		
Roofing Adj	+ 3.43	Total RCN	= 206,842	Depreciation (4%)	- 8,274	Lump Sums	+ 0
Subfloor Adj	+ 0.00	RCNLD	= 198,568	Lot Value	+ 198,568	Indicated Value	= 198,568
Heat/Cool Adj	+ 2.73	Value Per SqFt	87.09				
Plumbing Adj	+ 9.48						
Basement Adj	+ 0.00						
Adj Base Cost	= 90.72						
Total Area	x 2,280						
Adjusted Cost	= 206,842						

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
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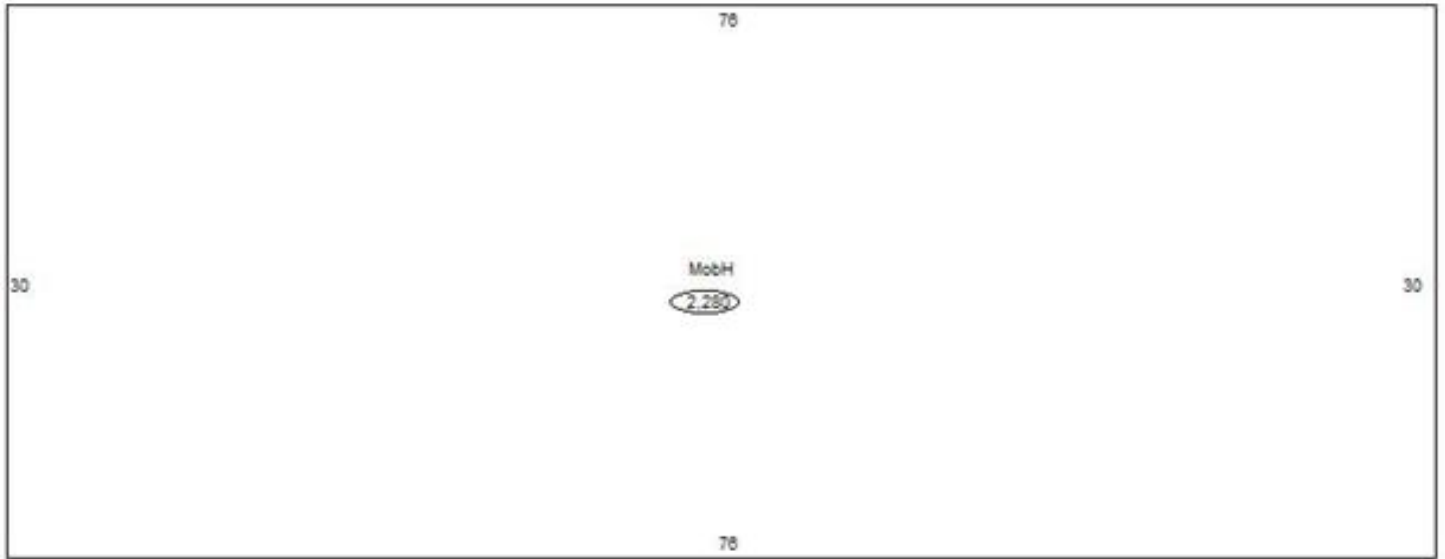
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	MobH	2,280	1.000	2,280
Total Building Area						2,280		2,280



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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			3.130	122	122	383	383
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			1.201	54	54	65	65
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			15.009	168	168	2,521	2,521
IMP PST Totals						19.340			2,969	2,969
Total Agland						19.340			2,969	2,969