



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:40:08
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002451 Parcel ID 21N17E-03-3-00000-000-0000 Cadastral ID 03-21-17-00600 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 51244 WAGNON, RANDY T 19907 S 4220 RD CLAREMORE OK 74019-0000 Parcel Location Situs 19907 S 4220 RD Subdivision Lot/Block / Parcel Size 13.25 - Acres Sec/Twn/Rng 3 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32309115 -95.48816292																																																																																																																									
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>R25</td> <td>NEW QUONSET SHOP</td> <td>06/2025</td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25	NEW QUONSET SHOP	06/2025																																																																																																								
					Number	Description	Opened	Closed	Amount																																																																																																																
R25	NEW QUONSET SHOP	06/2025																																																																																																																							
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>962/348</td> <td>SELLER</td> <td>07/15/1994</td> <td></td> <td>0 No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	962/348	SELLER	07/15/1994		0 No																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
962/348	SELLER	07/15/1994		0 No																																																																																																																					
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>98.320</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 1,696</td> <td>1,696</td> <td>11%</td> <td>187</td> <td>Assessed</td> <td>6,505</td> <td>639.57</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 86,991</td> <td>57,434</td> <td></td> <td>6,318</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-89.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 88,687</td> <td>59,130</td> <td></td> <td>6,505</td> <td>Total Taxable</td> <td>5,505</td> <td>551.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	0	Land Value 1,696	1,696	11%	187	Assessed	6,505	639.57	Year Frozen	0	Improvements 86,991	57,434		6,318	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-89.00	TIF Project ID	0	Total Value 88,687	59,130		6,505	Total Taxable	5,505	551.00																																																																											
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax																																																																																																																	
Remove Cap	0	Land Value 1,696	1,696	11%	187	Assessed	6,505	639.57																																																																																																																	
Year Frozen	0	Improvements 86,991	57,434		6,318	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-89.00																																																																																																																	
TIF Project ID	0	Total Value 88,687	59,130		6,505	Total Taxable	5,505	551.00																																																																																																																	
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>2025-660002451</td><td>WAGNON, RANDY T</td><td>94</td><td>70,084</td><td>1000</td><td>5,316</td><td>533.00</td></tr> <tr><td>2024</td><td>2024-660002451</td><td>WAGNON, RANDY T</td><td>94</td><td>62,975</td><td>1000</td><td>5,131</td><td>553.00</td></tr> <tr><td>2023</td><td>2023-660002451</td><td>WAGNON, RANDY T</td><td>94</td><td>59,065</td><td>1000</td><td>4,953</td><td>545.00</td></tr> <tr><td>2022</td><td>2022-660002451</td><td>WAGNON, RANDY T</td><td>94</td><td>52,537</td><td>1000</td><td>4,780</td><td>531.00</td></tr> <tr><td>2021</td><td>2021-660002451</td><td>WAGNON, RANDY T</td><td>94</td><td>50,280</td><td>1000</td><td>4,439</td><td>478.00</td></tr> <tr><td>2020</td><td>2020-660002451</td><td>WAGNON, RANDY T</td><td>94</td><td>49,359</td><td>1000</td><td>4,280</td><td>459.00</td></tr> <tr><td>2019</td><td>2019-660002451</td><td>WAGNON, RANDY T</td><td>94</td><td>46,600</td><td>1000</td><td>4,126</td><td>437.00</td></tr> <tr><td>2018</td><td>2018-660002451</td><td>WAGNON, RANDY T</td><td>94</td><td>48,839</td><td>1000</td><td>4,372</td><td>466.00</td></tr> <tr><td>2017</td><td>2017-660002451</td><td>WAGNON, RANDY T</td><td>94</td><td>49,695</td><td>1000</td><td>4,467</td><td>470.00</td></tr> <tr><td>2016</td><td>2016-660002451</td><td>WAGNON, RANDY T</td><td>94</td><td>49,394</td><td>1000</td><td>4,434</td><td>465.00</td></tr> <tr><td>2015</td><td>2015-660002451</td><td>WAGNON, RANDY T</td><td>94</td><td>48,388</td><td>1000</td><td>4,323</td><td>462.00</td></tr> <tr><td>2014</td><td>2014-660002451</td><td>WAGNON, RANDY T</td><td>94</td><td>48,994</td><td>1000</td><td>4,389</td><td>459.00</td></tr> <tr><td>2013</td><td>2013-660002451</td><td>WAGNON, RANDY T</td><td>94</td><td>48,264</td><td>1000</td><td>4,309</td><td>444.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660002451	WAGNON, RANDY T	94	70,084	1000	5,316	533.00	2024	2024-660002451	WAGNON, RANDY T	94	62,975	1000	5,131	553.00	2023	2023-660002451	WAGNON, RANDY T	94	59,065	1000	4,953	545.00	2022	2022-660002451	WAGNON, RANDY T	94	52,537	1000	4,780	531.00	2021	2021-660002451	WAGNON, RANDY T	94	50,280	1000	4,439	478.00	2020	2020-660002451	WAGNON, RANDY T	94	49,359	1000	4,280	459.00	2019	2019-660002451	WAGNON, RANDY T	94	46,600	1000	4,126	437.00	2018	2018-660002451	WAGNON, RANDY T	94	48,839	1000	4,372	466.00	2017	2017-660002451	WAGNON, RANDY T	94	49,695	1000	4,467	470.00	2016	2016-660002451	WAGNON, RANDY T	94	49,394	1000	4,434	465.00	2015	2015-660002451	WAGNON, RANDY T	94	48,388	1000	4,323	462.00	2014	2014-660002451	WAGNON, RANDY T	94	48,994	1000	4,389	459.00	2013	2013-660002451	WAGNON, RANDY T	94	48,264	1000	4,309	444.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660002451	WAGNON, RANDY T	94	70,084	1000	5,316	533.00																																																																																																																		
2024	2024-660002451	WAGNON, RANDY T	94	62,975	1000	5,131	553.00																																																																																																																		
2023	2023-660002451	WAGNON, RANDY T	94	59,065	1000	4,953	545.00																																																																																																																		
2022	2022-660002451	WAGNON, RANDY T	94	52,537	1000	4,780	531.00																																																																																																																		
2021	2021-660002451	WAGNON, RANDY T	94	50,280	1000	4,439	478.00																																																																																																																		
2020	2020-660002451	WAGNON, RANDY T	94	49,359	1000	4,280	459.00																																																																																																																		
2019	2019-660002451	WAGNON, RANDY T	94	46,600	1000	4,126	437.00																																																																																																																		
2018	2018-660002451	WAGNON, RANDY T	94	48,839	1000	4,372	466.00																																																																																																																		
2017	2017-660002451	WAGNON, RANDY T	94	49,695	1000	4,467	470.00																																																																																																																		
2016	2016-660002451	WAGNON, RANDY T	94	49,394	1000	4,434	465.00																																																																																																																		
2015	2015-660002451	WAGNON, RANDY T	94	48,388	1000	4,323	462.00																																																																																																																		
2014	2014-660002451	WAGNON, RANDY T	94	48,994	1000	4,389	459.00																																																																																																																		
2013	2013-660002451	WAGNON, RANDY T	94	48,264	1000	4,309	444.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:40:08
 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		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	768 / 768
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 106

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	95.77	Total Misc Impr	+	0			
Roofing Adj	+ 4.41	Garage Cost	+				
Subfloor Adj	+ 2.67	Total RCN	=	83,804			
Heat/Cool Adj	+ 0.00	Depreciation (80%)	-	67,043			
Plumbing Adj	+ 6.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	16,761			
Adj Base Cost	= 109.12	Lot Value	+				
Total Area	x 768	Indicated Value	=	16,761			
Adjusted Cost	= 83,804	Value Per SqFt		21.82			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	16,761		
Lot Value			
Indicated Value	16,761	21.82	Per SqFt
Agland Value	1,696		
Site Improvements	70,230		
Total Value	88,687	115.48	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

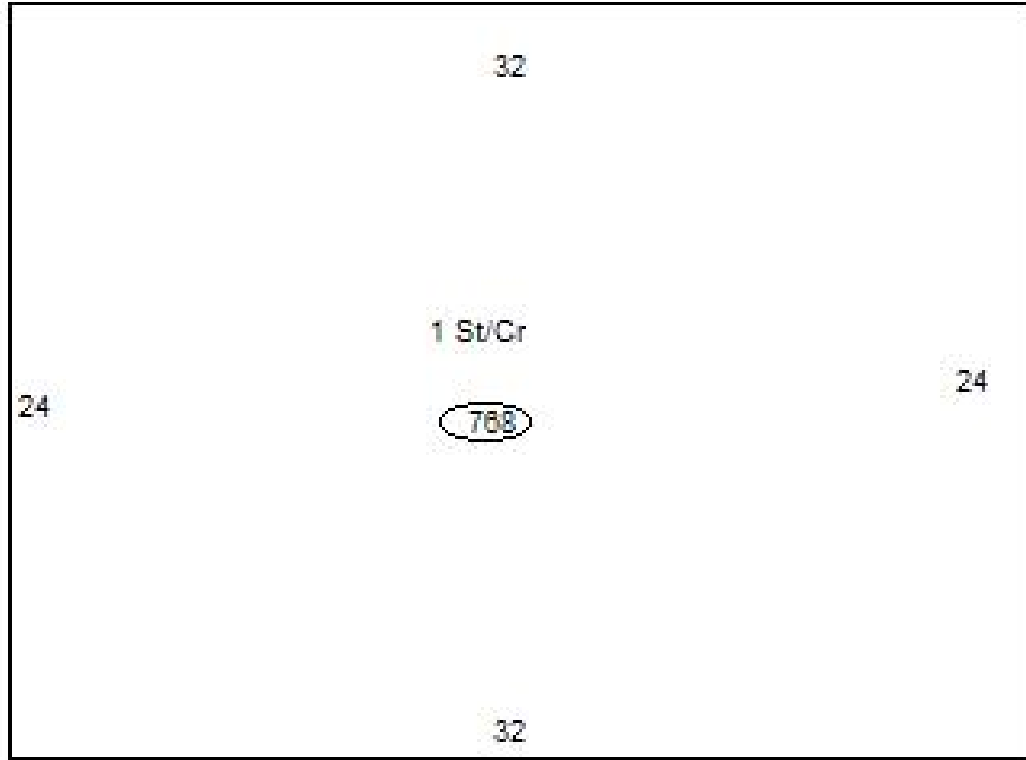
Date 04/17/2026

Time 06:40:08

Page 3

Sketch Image

660002451



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	768	1.000	768
Total Building Area						768		768



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 06:40:08
 Page 4

660002451

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	15x30x0			450
	Qual	2	Cond 3	Year	2021	Eff Age 4
	Valuation Summary Base Cost (29.63 x 450) 13,334		Modifier Total	RCN 13,334	Depr (0% Phys/ % Func)	RCNLD 13,334
	UTIL	SHOP BUILDING	0x0x0			3,200
	Qual	3	Cond 3	Year		Eff Age
	Valuation Summary Base Cost (25.40 x 3,200) 81,280		Modifier Total	RCN 81,280	Depr (30% Phys/ % Func) 24,384	RCNLD 56,896



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:40:08
Page 5

Agland Inventory

660002451

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			1.000	142	142	142	142
HC	HECTOR STONY SANDY LOAM	NTV PST	20			1.000	48	48	48	48
NTV PST Totals						2.000			190	190
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			6.000	165	165	991	991
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			5.250	98	98	515	515
IMP PST Totals						11.250			1,506	1,506
Total Agland						13.250			1,696	1,696