



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 660002455 Parcel ID 21N17E-03-3-00000-000-0000 Cadastral ID 03-21-17-00900 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 346421 WAGNON, RANDY 19125 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 19125 E 480 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 3 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS				<p>660002455 06/03/25</p> <p>660002455_007.JPG 6/24/2025</p>													
Legal Description Lat/Long: 36.32368747 -95.48589556				Building Permits													
E2 SW SW				<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount													
Exemptions				Sale History													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code								
H	Homestead	No	1,000		/	HAZLEWOOD, KATHERINE	02/12/2025	300,000	21								
PD	Add-Homestead	No	1,000		885/181	HAZELWOOD, TERRY &	07/23/1992	0	No								
					849/804			50,000	No								
Parcel Valuation																	
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax								
Remove Cap	2026		Land Value	1,200	1,200	11%	Assessed	7,636	750.77								
Year Frozen	2004		Improvements	68,220	68,220		Penalty	0									
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00								
TIF Project ID	0		Total Value	69,420	69,420		Total Taxable	7,636	751.00								
Assessment History																	
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax								
2025	2025-660002455	WAGNON, RANDY			94	122,178	2000	4,843	496.00								
2024	2024-660002455	HAZLEWOOD, KATHERINE			94	118,682	2000	4,842	538.00								
2023	2023-660002455	HAZLEWOOD, KATHERINE			94	111,154	2000	4,843	549.00								
2022	2022-660002455	HAZLEWOOD, KATHERINE			94	112,947	2000	4,843	554.00								
2021	2021-660002455	HAZLEWOOD, KATHERINE			94	119,817	2000	4,843	536.00								
2020	2020-660002455	HAZLEWOOD, KATHERINE			94	117,583	2000	4,843	530.00								
2019	2019-660002455	HAZLEWOOD, KATHERINE			94	113,484	2000	4,843	523.00								
2018	2018-660002455	HAZLEWOOD, KATHERINE			94	122,096	2000	4,843	528.00								
2017	2017-660002455	HAZLEWOOD, KATHERINE			94	121,723	2000	4,843	521.00								
2016	2016-660002455	HAZLEWOOD, KATHERINE			94	118,419	2000	4,843	519.00								
2015	2015-660002455	HAZLEWOOD, KATHERINE			94	115,346	2000	4,843	530.00								
2014	2014-660002455	HAZLEWOOD, KATHERINE			94	116,604	2000	4,843	515.00								
2013	2013-660002455	HAZLEWOOD, KATHERINE			94	111,800	2000	4,843	507.00								



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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	1.5 - Low
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,923 / 1,923
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1975 / 61

Cost Approach		Manual : 01/2025	
Base Cost	99.40	Total Misc Impr	+ 5,615
Roofing Adj	+ 4.74	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 245,682
Heat/Cool Adj	+ 12.64	Depreciation (78%)	- 191,632
Plumbing Adj	+ 8.06	Lump Sums	+ 2,936
Basement Adj	+ 0.00	RCNLD	= 56,986
Adj Base Cost	= 124.84	Lot Value	+
Total Area	x 1,923	Indicated Value	= 56,986
Adjusted Cost	= 240,067	Value Per SqFt	29.63

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	56,986		
Lot Value			
Indicated Value	56,986	29.63	Per SqFt
Agland Value	1,200		
Site Improvements	11,234		
Total Value	69,420	36.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
WODO	WOOD DECK - OPEN	6634	21x12		252	19.42	40%	2,936



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			476	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 476)		4,988		4,988	3,990	998
	STF	STG FAIR	0x0x0			600	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 600)		2,808		2,808	1,404	1,404
	DTGF	DETACHED GARAGE FAIR	0x0x0			1,104	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 1,104)		17,664		17,664	8,832	8,832



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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
RS	ROUGH STONY LAND	TMBR	20			10.000	36	36	360	360
TMBR Totals						10.000			360	360
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			10.000	84	84	840	840
NTV PST Totals						10.000			840	840
Total Agland						20.000			1,200	1,200