



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																													
<b>Account</b> 660003742 <b>Parcel ID</b> 000000-00-0-00630-001-0049 <b>Cadastral ID</b> 05-21-15-04080 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 7 - OWASSO/LIMESTONE FIRE <b>Name ID</b> 322242 FUESHKO, JOHN D & SHANNON HAYES  5795 E 480 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 05795 E 480 RD <b>Subdivision</b> QUAIL CREEK AMENDED <b>Lot/Block</b> 0049 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 15 / 5 <b>Neighborhood</b> 1107 - R-V04-SW OWASSO <b>School District</b> S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0519\IMG_0110. 5/19/2022</p>																													
<b>Legal Description</b> Lat/Long: 36.32247277 -95.72587786																																		
LOT 49 BLOCK 1 QUAIL CREEK AMENDED					<b>Building Permits</b> <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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
Number	Description	Opened	Closed	Amount																														
<b>Exemptions</b>					<b>Sale History</b>																													
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																									
H	Homestead	No	1,000		2654/571	CULLEN, HELEN	08/16/2017	176,500	WG																									
					2636/47	CULLEN, CLAY & HELEN	05/26/2017	0	4																									
					1806/233	HAYNIE, DONALD W	09/07/2006	155,000	11																									
					807/445			5,000	No																									
					856/853			86,000	No																									
<b>Parcel Valuation</b>																																		
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	108.538	<b>Current Tax</b>																									
Remove Cap	2018		Land Value 47,915	28,600	11%	3,146	Assessed	20,372	2,211.14																									
Year Frozen	0		Improvements 165,697	156,597		17,226	Penalty	0																										
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00																									
TIF Project ID	0		Total Value 213,612	185,197		20,372	Total Taxable	20,372	2,211.00																									
<b>Assessment History</b>																																		
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																									
2025	2025-660003742	FUESHKO, JOHN D			7	207,904	0	19,402	2,106.00																									
2024	2024-660003742	FUESHKO, JOHN D & DONITA K			7	219,063	0	18,478	2,039.00																									
2023	2023-660003742	FUESHKO, JOHN D & DONITA K			7	159,981	0	17,598	1,900.00																									
2022	2022-660003742	FUESHKO, JOHN D & DONITA K			7	164,676	0	18,114	2,034.00																									
2021	2021-660003742	FUESHKO, JOHN D & DONITA K			7	159,260	0	17,519	1,945.00																									
2020	2020-660003742	FUESHKO, JOHN D & DONITA K			7	158,554	0	17,406	1,930.00																									
2019	2019-660003742	FUESHKO, JOHN D & DONITA K			7	150,699	0	16,577	1,839.00																									
2018	2018-660003742	FUESHKO, JOHN D & DONITA K			7	155,469	0	17,102	1,836.00																									
2017	2017-660003742	FUESHKO, JOHN D & DONITA K			7	184,545	1000	19,300	2,105.00																									
2016	2016-660003742	CULLEN, CLAY & HELEN			7	179,836	1000	18,755	2,048.00																									
2015	2015-660003742	CULLEN, CLAY & HELEN			7	174,362	1000	18,180	1,998.00																									
2014	2014-660003742	CULLEN, CLAY & HELEN			7	177,404	1000	17,986	1,993.00																									
2013	2013-660003742	CULLEN, CLAY & HELEN			7	167,570	1000	17,433	1,896.00																									

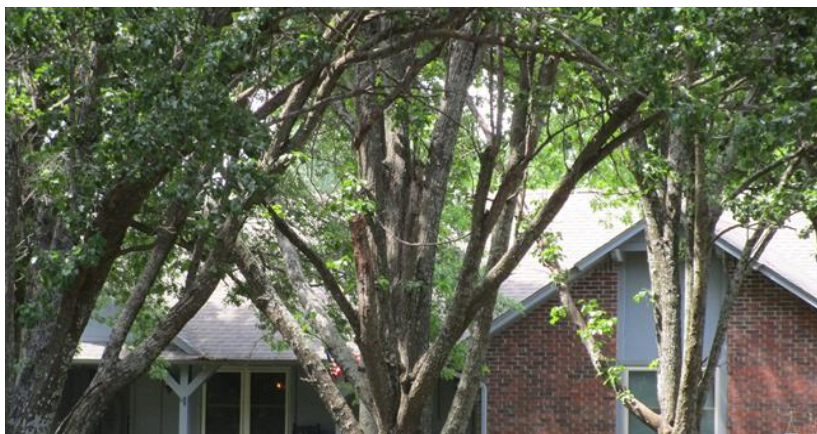


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Lot Data	Square-Foot - NBHD 1107 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9734 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 42,403.00 x 1.13 = 47,915 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 47,915		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0519\IMG_0110. 5/19/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,815 / 1,815
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	528 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1990 / 27

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adjusted R</b>	0.8445
<b>Indicated Value</b>	195,335 107.62 Per SqFt

### Direct Comparables

<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	3
<b>Indicated Value</b>	316,280 Per SqFt

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	165,697
<b>Lot Value</b>	47,915
<b>Indicated Value</b>	213,612 117.69 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	
<b>Total Value</b>	213,612 117.69 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	102.70	<b>Total Misc Impr</b>	+ 8,544
<b>Roofing Adj</b>	+ 4.36	<b>Garage Cost</b>	+ 14,325
<b>Subfloor Adj</b>	+ 1.15	<b>Total RCN</b>	= 254,173
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 36%)</b>	- 91,502
<b>Plumbing Adj</b>	+ 7.76	<b>Lump Sums</b>	+ 3,026
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 165,697
<b>Adj Base Cost</b>	= 127.44	<b>Lot Value</b>	+ 47,915
<b>Total Area</b>	x 1,815	<b>Indicated Value</b>	= 213,612
<b>Adjusted Cost</b>	= 231,304	<b>Value Per SqFt</b>	117.69

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	9232	29x5		145	23.78		3,448
WODC	Wood Deck - Covered	9233	14x12	2014	168	39.15	54%	3,026



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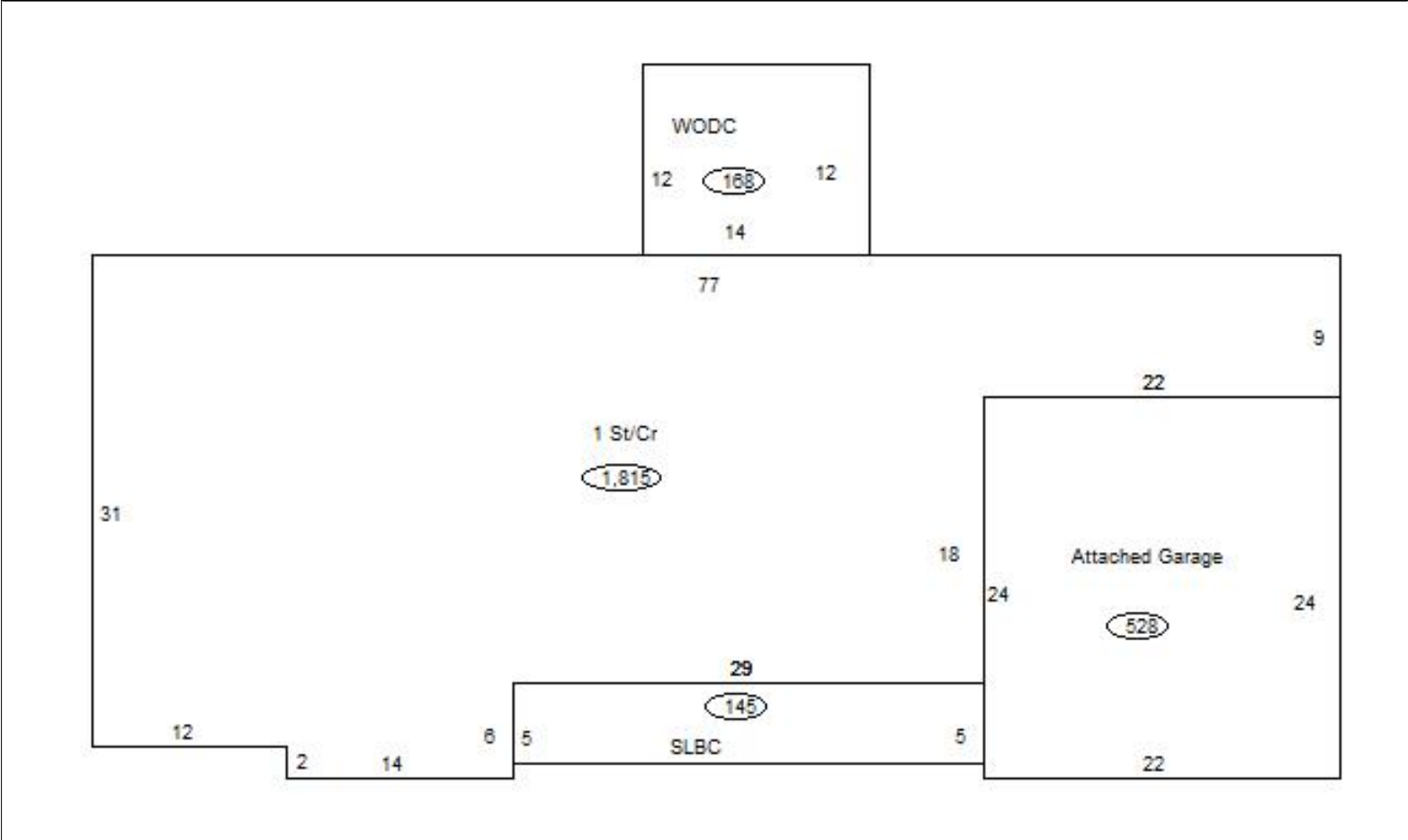
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,815	1.000	1,815
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	145	1.000	145
4	M	SLBC		13	WODC	168	1.000	168
<b>Total Building Area</b>						1,815		1,815



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x )				