



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 | 660004426 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel ID | 21N17E-05-4-00000-000-0000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cadastral ID | 05-21-17-00500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property Class | RA | VI Area 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Area | 94 - SEQUOYAH/TRI-DISTRICT FI | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Name ID | 342696 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TERRA EQUUS LLC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SERIES 23-04426 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17785 E 480 RD | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CLAREMORE | OK 74019-0000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Location | | | | | \\tsclient\T\TOMMY DUNLAP\New folder (447)\IMG_0040.JPG 3/26/2025 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Situs | 17785 E 480 RD | | | | Building Permits | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Subdivision | | | | | <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>R12</td> <td>R12-POSS NEW SFR AFTER FIRE</td> <td>12/2009</td> <td>12/2011</td> <td></td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | R12 | R12-POSS NEW SFR AFTER FIRE | 12/2009 | 12/2011 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R12 | R12-POSS NEW SFR AFTER FIRE | 12/2009 | 12/2011 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lot/Block | / | Parcel Size 50.32 - Acres | | | Legal Description | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Sec/Twn/Rng | 5 / 21 / 17 / 4 | | | | E2 NW SE & W2 W2 SE SE & E2 SW SE & E 25', S 561', N 1122' W2 NW SE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Neighborhood | 2117 - UNPLATTED | | | | Exemptions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| School District | S006 - SEQUOYAH SCHOOLS | | | | <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> <td>/</td> <td>STAAB, MICHAEL F & ABBY K</td> <td>05/11/2023</td> <td></td> <td>4</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>/</td> <td>CARLSON, VANESSA A HOGARTH</td> <td>12/30/2022</td> <td>1,900,000</td> <td>WG</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1473/374</td> <td>CARLSON, RONALD E</td> <td>04/05/2003</td> <td>0</td> <td>4</td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | H | Homestead | No | 1,000 | | / | STAAB, MICHAEL F & ABBY K | 05/11/2023 | | 4 | | | | | | / | CARLSON, VANESSA A HOGARTH | 12/30/2022 | 1,900,000 | WG | | | | | | 1473/374 | CARLSON, RONALD E | 04/05/2003 | 0 | 4 |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | No | 1,000 | | / | STAAB, MICHAEL F & ABBY K | 05/11/2023 | | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | / | CARLSON, VANESSA A HOGARTH | 12/30/2022 | 1,900,000 | WG | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 1473/374 | CARLSON, RONALD E | 04/05/2003 | 0 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| | | | | | / | CARLSON, VANESSA A HOGARTH | 12/30/2022 | 1,900,000 | WG | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 1473/374 | CARLSON, RONALD E | 04/05/2003 | 0 | 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 98.320 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2023 | Land Value | 7,481 | 7,481 | 11% | 823 | Assessed | 46,587 | 4,580.43 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | 0 | Improvements | 444,712 | 416,030 | | 45,764 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 452,193 | 423,511 | | 46,587 | Total Taxable | 46,587 | 4,580.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660004426 | TERRA EQUUS LLC | | | 94 | 433,957 | 0 | 45,229 | 4,447.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660004426 | TERRA EQUUS LLC | | | 94 | 399,200 | 0 | 43,912 | 4,598.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660004426 | TERRA EQUUS LLC | | | 94 | 484,882 | 0 | 53,337 | 5,695.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660004426 | CARLSON, VANESSA A HOGARTH & | | | 94 | 488,345 | 1000 | 51,660 | 5,585.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660004426 | CARLSON, VANESSA A HOGARTH & | | | 94 | 469,818 | 1000 | 50,126 | 5,239.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660004426 | CARLSON, VANESSA A HOGARTH & | | | 94 | 461,108 | 1000 | 48,637 | 5,073.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660004426 | CARLSON, VANESSA A HOGARTH & | | | 94 | 438,107 | 1000 | 47,192 | 4,853.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660004426 | CARLSON, VANESSA A HOGARTH & | | | 94 | 451,561 | 1000 | 47,030 | 4,886.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660004426 | CARLSON, VANESSA A HOGARTH & | | | 94 | 441,980 | 1000 | 44,776 | 4,592.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-660004426 | CARLSON, VANESSA A HOGARTH & | | | 94 | 432,692 | 1000 | 43,443 | 4,438.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-660004426 | CARLSON, VANESSA A HOGARTH & | | | 94 | 421,863 | 1000 | 42,149 | 4,397.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-660004426 | CARLSON, VANESSA A HOGARTH & | | | 94 | 427,219 | 1000 | 40,892 | 4,191.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-660004426 | CARLSON, VANESSA A HOGARTH & | | | 94 | 407,047 | 1000 | 39,672 | 4,007.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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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 | | <p>\\tsclient\T\TOMMY DUNLAP\New folder (447)\IMG_0040.JPG 3/26/2025</p> |

| Residential Data | |
|------------------|---------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 4 - Good |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Wood |
| Base/Total Area | 2,960 / 2,960 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,960 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 1 / 2.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 2011 / 11 |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|---------------------|-----------|
| Base Cost | 101.72 | Total Misc Impr | + 75,619 |
| Roofing Adj | + 5.65 | Garage Cost | + 448,786 |
| Subfloor Adj | + -4.37 | Total RCN | = 49,366 |
| Heat/Cool Adj | + 16.31 | Depreciation (11%) | - 7,004 |
| Plumbing Adj | + 6.76 | Lump Sums | + 406,424 |
| Basement Adj | + 0.00 | RCNLD | = 406,424 |
| Adj Base Cost | = 126.07 | Lot Value | + 406,424 |
| Total Area | x 2,960 | Indicated Value | = 406,424 |
| Adjusted Cost | = 373,167 | Value Per SqFt | 137.31 |

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 | 406,424 | | |
| Lot Value | | | |
| Indicated Value | 406,424 | 137.31 | Per SqFt |
| Agland Value | 7,481 | | |
| Site Improvements | 38,288 | | |
| Total Value | 851,613 | 287.71 | Total Value Per SqFt |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|---------------------------------|-----------|-------|------|-------|-----------|------|--------|
| PRCH | SLAB PORCH - COVERED | 11455 | 1502 | | 1,502 | 29.12 | | 43,738 |
| WODO | WOOD DECK - OPEN | 11456 | 35x10 | | 350 | 21.29 | 6% | 7,004 |
| PRCH | SLAB PORCH - COVERED | 11457 | 12x10 | | 120 | 32.75 | | 3,930 |
| PRCH | SLAB PORCH - COVERED | 11458 | 32x8 | | 256 | 32.08 | | 8,212 |
| PRCH | SLAB PORCH - COVERED | 11459 | 20x14 | | 280 | 32.00 | | 8,960 |
| PATO | SLAB PORCH - OPEN | 11460 | 14x10 | | 140 | 13.92 | | 1,949 |
| PRCH | SLAB PORCH - COVERED | 11461 | 8x6 | | 48 | 33.04 | | 1,586 |
| FPR1 | FIREPLACE - RESIDENTIAL 1 STORY | | 1 | | 1 | 7,243.87 | | 7,244 |



Rogers

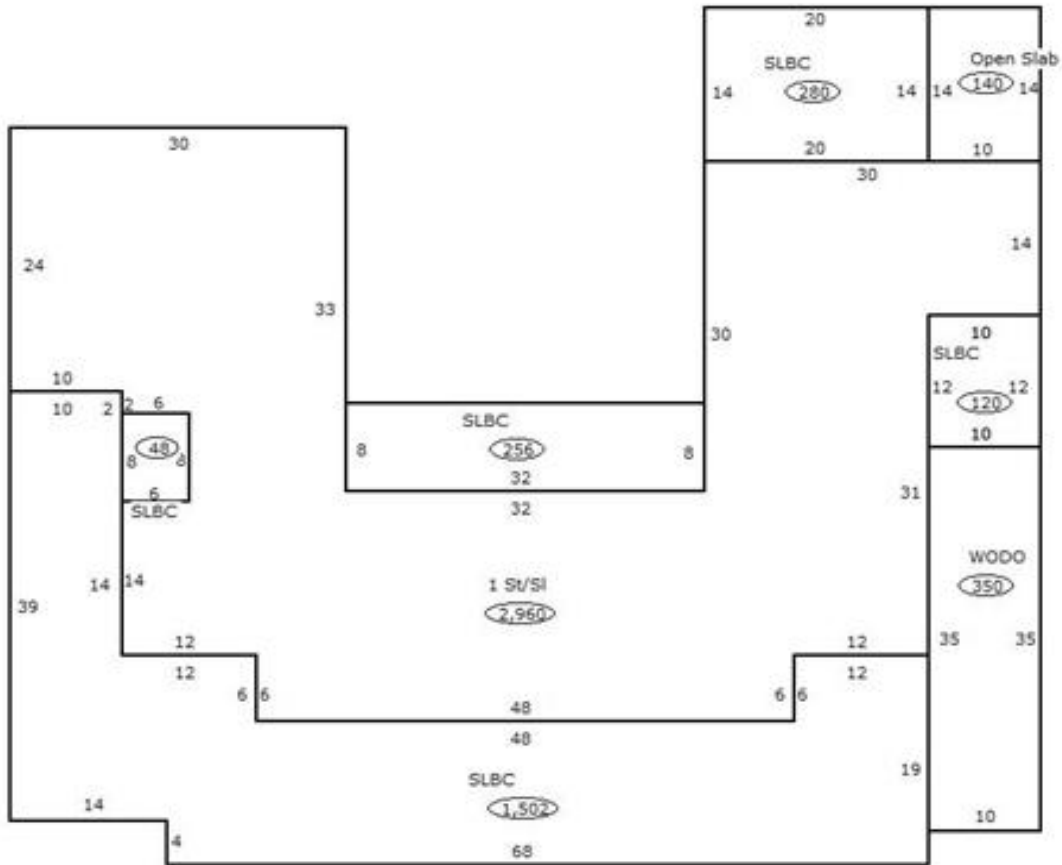
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 13 | 1 St/SI | 2,960 | 1.000 | 2,960 |
| 2 | M | PRCH | | 13 | SLBC | 1,502 | 1.000 | 1,502 |
| 3 | M | WODO | | 13 | WODO | 350 | 1.000 | 350 |
| 4 | M | PRCH | | 13 | SLBC | 120 | 1.000 | 120 |
| 5 | M | PRCH | | 13 | SLBC | 256 | 1.000 | 256 |
| 6 | M | PRCH | | 13 | SLBC | 280 | 1.000 | 280 |
| 7 | M | PATO | | 13 | Open Slab | 140 | 1.000 | 140 |
| 8 | M | PRCH | | 13 | SLBC | 48 | 1.000 | 48 |
| Total Building Area | | | | | | 2,960 | | 2,960 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------------------------|--------------|-----------------------|------------|--------------------------------|--------------|
|  | HS | HAY SHED | 0x0x0 | | | 2,905 |
| | Qual 3 | Cond 3 | Year | 2005 | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (15% Phys/ % Func) | RCNLD |
| | Base Cost (4.68 x 2,905) | 13,595 | | 13,595 | 2,039 | 11,556 |
|  | BARN | BARN | 0x0x0 | | | 3,294 |
| | Qual 3 | Cond 3 | Year | | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (60% Phys/ % Func) | RCNLD |
| | Base Cost (8.36 x 3,294) | 27,538 | | 27,538 | 16,523 | 11,015 |
|  | BARN | BARN | 0x0x0 | | | 5,248 |
| | Qual 3 | Cond 3 | Year | | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (75% Phys/ % Func) | RCNLD |
| | Base Cost (7.81 x 5,248) | 40,987 | | 40,987 | 30,740 | 10,247 |
|  | STA | STG AVG | 0x0x0 | | | 780 |
| | Qual 3 | Cond 3 | Year | | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (55% Phys/ % Func) | RCNLD |
| | Base Cost (7.02 x 780) | 5,476 | | 5,476 | 3,012 | 2,464 |
|  | LF | LOAFING SHED | 0x0x0 | | | 360 |
| | Qual 3 | Cond 3 | Year | | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (55% Phys/ % Func) | RCNLD |
| | Base Cost (4.26 x 360) | 1,534 | | 1,534 | 844 | 690 |
|  | STF | STG FAIR | 0x0x0 | | | 990 |
| | Qual 2 | Cond 3 | Year | | Eff Age | |
| | Valuation Summary | | Modifier Total | RCN | Depr (50% Phys/ % Func) | RCNLD |
| | Base Cost (4.68 x 990) | 4,633 | | 4,633 | 2,317 | 2,316 |



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Agland Inventory

660004426

| 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 | | | 7.257 | 122 | 122 | 888 | 888 |
| BDC2 | BATES-DENNIS SOILS 3-5% S | NTV PST | 59 | | | 5.008 | 142 | 142 | 709 | 709 |
| DBC | DENNIS-BATES COMPLEX 2-5% | NTV PST | 60 | | | 1.351 | 144 | 144 | 195 | 195 |
| DBC | DENNIS-BATES COMPLEX 2-5% | IMP PST | 60 | | | 7.495 | 168 | 168 | 1,259 | 1,259 |
| DNB | DENNIS SILT LOAM 1-3% SLO | NTV PST | 80 | | | 22.165 | 192 | 192 | 4,256 | 4,256 |
| HC | HECTOR STONY SANDY LOAM | TMBR | 20 | | | 2.186 | 36 | 36 | 79 | 79 |
| HLC | HECTOR-LINKER FINE SANDY | TMBR | 35 | | | .181 | 63 | 63 | 11 | 11 |
| RS | ROUGH STONY LAND | TMBR | 20 | | | 2.320 | 36 | 36 | 84 | 84 |
| W | WATER | TMBR | 0 | | | 2.357 | 0 | 0 | 0 | 0 |
| TMBR Totals | | | | | | 50.320 | | | 7,481 | 7,481 |
| Total Agland | | | | | | 50.320 | | | 7,481 | 7,481 |