



# 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	660004436								
Parcel ID	21N17E-05-4-00000-000-0000								
Cadastral ID	05-21-17-01500								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	342693								
TERRA EQUUS LLC									
SERIES 23-04436									
17785 E 480 RD									
CLAREMORE	OK 74019-0000								
<b>Parcel Location</b>									
<b>Situs</b>									
<b>Subdivision</b>									
Lot/Block	/	Parcel Size	3 - Acres						
Sec/Twn/Rng	5 / 21 / 17 / 4								
Neighborhood	2117 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
<b>Legal Description</b>				<b>Building Permits</b>					
Lat/Long: 36.32679901 -95.51442878									
S 561' N 1122' W 233' E 258' W2 NW SE									
<b>Exemptions</b>				<b>Sale History</b>					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	STAAB, MICHAEL F & ABBY K	05/11/2023	0	4
					/	CARLSON, VANESSA A HOGARTH	12/30/2022	1,900,000	WG
					1473/378	CARLSON, RONALD E	04/05/2003	0	
					906/440	HOOVER, PAMELA JEAN	01/21/1993	10,000	Yes
					906/441	SELLER	01/21/1993	0	No
					906/443	ALLRED, ANN L	01/21/1993	35,000	Yes
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2023	Land Value	672	672	11%	74	Assessed	6,781	666.71
Year Frozen	0	Improvements	65,997	60,972		6,707	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	66,669	61,644		6,781	Total Taxable	6,781	667.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004436	TERRA EQUUS LLC	94	64,589	0	6,583	647.00		
2024	2024-660004436	TERRA EQUUS LLC	94	61,667	0	6,392	669.00		
2023	2023-660004436	TERRA EQUUS LLC	94	56,414	0	6,206	662.00		
2022	2022-660004436	CARLSON, VANESSA A HOGARTH &	94	57,394	0	5,842	629.00		
2021	2021-660004436	CARLSON, VANESSA A HOGARTH &	94	56,963	0	5,672	591.00		
2020	2020-660004436	CARLSON, VANESSA A HOGARTH &	94	57,492	0	5,507	573.00		
2019	2019-660004436	CARLSON, VANESSA A HOGARTH &	94	55,716	0	5,346	548.00		
2018	2018-660004436	CARLSON, VANESSA A HOGARTH &	94	59,237	0	5,191	537.00		
2017	2017-660004436	CARLSON, VANESSA A HOGARTH &	94	58,664	0	5,040	516.00		
2016	2016-660004436	CARLSON, VANESSA A HOGARTH &	94	56,881	0	4,893	499.00		
2015	2015-660004436	CARLSON, VANESSA A HOGARTH &	94	55,650	0	4,750	494.00		
2014	2014-660004436	CARLSON, VANESSA A HOGARTH &	94	56,878	0	4,612	471.00		
2013	2013-660004436	CARLSON, VANESSA A HOGARTH &	94	54,455	0	4,478	451.00		



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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	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,008 / 1,008
Style	100% One Story
HVAC	100% Warmed & Cooled Air
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	1980 / 46



\\tsclient\VRANDY\RANDY VISUAL INSPECTION\2021-3-30\IMG\_ 3/30/2021

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	

Cost Approach				Manual : 01/2025			
Base Cost	94.03	Total Misc Impr	+	0			
Roofing Adj	+ 4.21	Garage Cost	+				
Subfloor Adj	+ 2.43	Total RCN	=	116,868			
Heat/Cool Adj	+ 10.30	Depreciation ( 55%)	-	64,277			
Plumbing Adj	+ 4.97	Lump Sums	+	13,406			
Basement Adj	+ 0.00	RCNLD	=	65,997			
Adj Base Cost	= 115.94	Lot Value	+				
Total Area	x 1,008	Indicated Value	=	65,997			
Adjusted Cost	= 116,868	Value Per SqFt		65.47			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,997		
Lot Value			
Indicated Value	65,997	65.47	Per SqFt
Agland Value	672		
Site Improvements			
Total Value	66,669	66.14	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	11477	44x12		528	15.12	5%	7,584
WODC	WOOD DECK - COVERED	11478	28x8		224	32.49	20%	5,822



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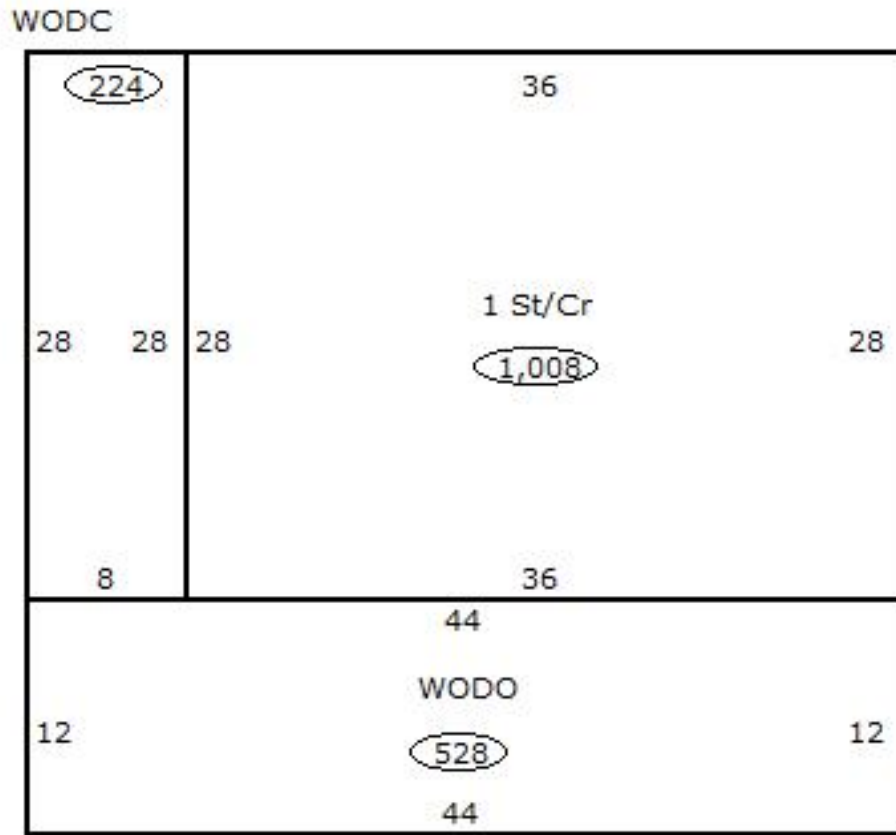
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Sketch Image

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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	1,008	1.000	1,008
2	M	WODO		13	WODO	528	1.000	528
3	M	WODC		13	WODC	224	1.000	224
<b>Total Building Area</b>						1,008		1,008



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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
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	3.000	224	224	672	672
<b>IMP PST Totals</b>						3.000			672	672
<b>Total Agland</b>						3.000			672	672