



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:14:57
 Page 1

Assessment Data					Primary Image				
Account	660004437				<p>660004437 07/24/25</p> <p>660004437_003.JPG 8/11/2025</p>				
Parcel ID	21N17E-05-4-00000-000-0000								
Cadastral ID	05-21-17-01600								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	342695								
TERRA EQUUS LLC									
SERIES 23-04437									
17785 E 480 RD									
CLAREMORE	OK	74019-0000							
Parcel Location									
Situs	17815 E 480 RD								
Subdivision									
Lot/Block	/	Parcel Size	30 - Acres						
Sec/Twn/Rng	5 / 21 / 17 / 4								
Neighborhood	2117 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.32367499 -95.50892166									
Building Permits									
E2 SE SE & E2 W2 SE SE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					/	STAAB, MICHAEL F & ABBY K	05/11/2023		4
					/	CARLSON, VANESSA A HOGARTH	12/30/2022	1,900,000	WG
					1473/376	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	5,507	5,507	11%	606	Assessed	26,743	2,629.37
Year Frozen	0	Improvements	258,887	237,608		26,137	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	264,394	243,115		26,743	Total Taxable	26,743	2,629.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004437	TERRA EQUUS LLC	94	236,034	0	25,964	2,553.00		
2024	2024-660004437	TERRA EQUUS LLC	94	246,459	0	25,827	2,704.00		
2023	2023-660004437	TERRA EQUUS LLC	94	227,949	0	25,075	2,677.00		
2022	2022-660004437	CARLSON, VANESSA A HOGARTH &	94	226,499	0	19,425	2,094.00		
2021	2021-660004437	CARLSON, VANESSA A HOGARTH &	94	178,091	0	18,859	1,965.00		
2020	2020-660004437	CARLSON, VANESSA A HOGARTH &	94	178,597	0	18,310	1,905.00		
2019	2019-660004437	CARLSON, VANESSA A HOGARTH &	94	171,634	0	17,777	1,823.00		
2018	2018-660004437	CARLSON, VANESSA A HOGARTH &	94	185,216	0	17,259	1,788.00		
2017	2017-660004437	CARLSON, VANESSA A HOGARTH &	94	182,240	0	16,756	1,714.00		
2016	2016-660004437	CARLSON, VANESSA A HOGARTH &	94	177,651	0	16,268	1,657.00		
2015	2015-660004437	CARLSON, VANESSA A HOGARTH &	94	173,992	0	15,795	1,643.00		
2014	2014-660004437	CARLSON, VANESSA A HOGARTH &	94	179,991	0	15,335	1,568.00		
2013	2013-660004437	CARLSON, VANESSA A HOGARTH &	94	172,632	0	14,888	1,500.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:14:57
 Page 2

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,586 / 1,586
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	480
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1999 / 20

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	96.99	Total Misc Impr	+ 20,704	Garage Cost	+		
Roofing Adj	+ 4.46	Total RCN	= 214,608	Depreciation (25%)	-	53,652	
Subfloor Adj	+ 0.46	Lump Sums	+ 0	RCNLD	=	160,956	
Heat/Cool Adj	+ 11.47	Lot Value	+ 160,956	Indicated Value	=	160,956	
Plumbing Adj	+ 8.88	Value Per SqFt	101.49				
Basement Adj	+ 0.00						
Adj Base Cost	= 122.26						
Total Area	x 1,586						
Adjusted Cost	= 193,904						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	160,956		
Lot Value		160,956	101.49 Per SqFt
Indicated Value	160,956		
Agland Value	5,507		
Site Improvements	50,626		
Total Value	378,045	238.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	11481	16x12		192	62.04		11,912
PRCH	SLAB PORCH - COVERED	11482	16x4		64	24.07		1,540
PATO	SLAB PORCH - OPEN	149403	15x15		225	9.58		2,156
FPR1	Fireplace - Residential 1 Story			1	1	5,095.98		5,096



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 04:14:57

Page 3

Sketch Image

660004437



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,106	1.000	1,106
2	R	1	Slab	13	1 St/Sl	480	1.000	480
3	M	EPSW		13	EPSW	192	1.000	192
4	M	PRCH		13	SLBC	64	1.000	64
5	M	PATO		13	Open Slab	225	1.000	225
Total Building Area						1,586		1,586



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:14:57
Page 4

660004437

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,800
	Qual 3	Cond 3	Year 2009	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (9.39 x 1,800)	16,902		16,902	845	16,057
	UTIL	SHOP BUILDING	0x0x0			672
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 672)	21,020		21,020	3,153	17,867
	BARN	BARN	0x0x0			1,728
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (9.49 x 1,728)	16,399		16,399	7,380	9,019
	LF	LOAFING SHED	0x0x0			432
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 432)	1,840		1,840	1,012	828
	LF	LOAFING SHED	0x0x0			432
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 432)	1,840		1,840	1,012	828
	LF	LOAFING SHED	0x0x0			288
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 288)	1,227		1,227	614	613
	LF	LOAFING SHED	0x0x0			144
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.26 x 144)	613		613	307	306



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:14:57
Page 5

660004437

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			672
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 672)		10,752	10,752	5,914	4,838
	STF	STG FAIR	12x24x0			288
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 288)		1,348	1,348	1,078	270
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:14:58
 Page 6

Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\T\TOMMY DUNLAP\New folder (447)\IMG_0046.JPG 3/26/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,120 / 1,120
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	1920 / 67

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	47,305
Lot Value	
Indicated Value	47,305
Agland Value	42.24 Per SqFt
Site Improvements	
Total Value	47,305
	42.24 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.05	Total Misc Impr	+ 0
Roofing Adj	+ 4.29	Garage Cost	+ 0
Subfloor Adj	+ 2.53	Total RCN	= 138,275
Heat/Cool Adj	+ 10.30	Depreciation (73%)	- 100,941
Plumbing Adj	+ 11.29	Lump Sums	+ 9,971
Basement Adj	+ 0.00	RCNLD	= 47,305
Adj Base Cost	= 123.46	Lot Value	+ 47,305
Total Area	x 1,120	Indicated Value	= 47,305
Adjusted Cost	= 138,275	Value Per SqFt	42.24

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	11484	32x12		384	15.14		5,814
WODC	WOOD DECK - COVERED	11485	14x7		98	42.42		4,157



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

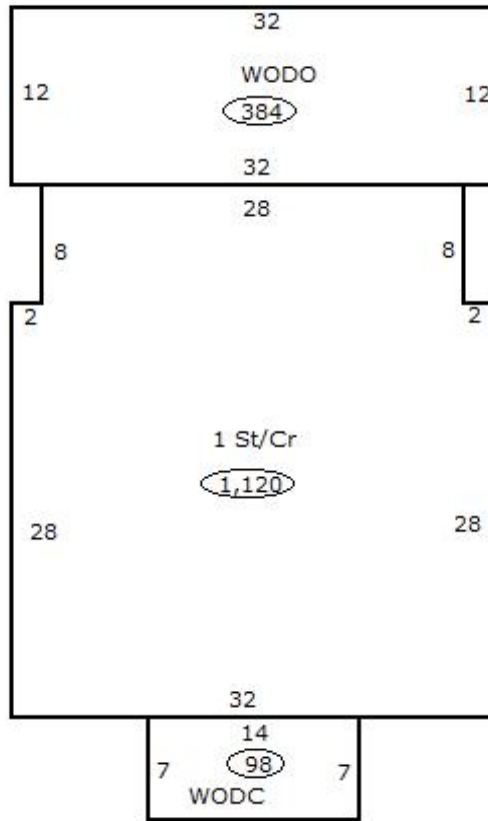
Date 04/17/2026

Time 04:14:58

Page 7

Sketch Image

660004437



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,120	1.000	1,120
2	M	WODO		13	WODO	384	1.000	384
3	M	WODC		13	WODC	98	1.000	98
Total Building Area						1,120		1,120



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 04:14:58
Page 8

Agland Inventory

660004437

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			4.841	144	144	697	697
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.869	168	168	146	146
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			24.290	192	192	4,664	4,664
NTV PST Totals						30.000			5,507	5,507
Total Agland						30.000			5,507	5,507