



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	660004438								
Parcel ID	21N17E-05-4-00000-000-0000								
Cadastral ID	05-21-17-01700								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	342692								
TERRA EQUUS LLC									
SERIES 23-04438									
17785 E 480 RD									
CLAREMORE	OK	74019-0000							
Parcel Location									
Situs	17525 E 480 RD								
Subdivision									
Lot/Block	/	Parcel Size	13.86 - Acres						
Sec/Twn/Rng	5 / 21 / 17 / 4								
Neighborhood	2117 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.32311812 -95.51508967									
Building Permits									
SW SW SE & S 255' NW SW SE									
Exemptions									
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
					1473/384	CARLSON, RONALD E &-VANESSA	04/05/2003	0	
					1186/149	HENSLEY, ROBERT P	08/09/1999	140,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2023	Land Value	3,105	3,105	11%	342	Assessed	11,319	1,112.88
Year Frozen	0	Improvements	112,270	99,794		10,977	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	115,375	102,899		11,319	Total Taxable	11,319	1,113.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004438	TERRA EQUUS LLC	94	100,343	0	10,990	1,081.00		
2024	2024-660004438	TERRA EQUUS LLC	94	101,232	0	10,670	1,117.00		
2023	2023-660004438	TERRA EQUUS LLC	94	94,168	0	10,359	1,106.00		
2022	2022-660004438	CARLSON, VANESSA A HOGARTH &	94	94,325	0	10,376	1,118.00		
2021	2021-660004438	CARLSON, VANESSA A HOGARTH &	94	100,605	0	11,062	1,153.00		
2020	2020-660004438	CARLSON, VANESSA A HOGARTH &	94	100,014	0	10,740	1,118.00		
2019	2019-660004438	CARLSON, VANESSA A HOGARTH &	94	94,786	0	10,427	1,070.00		
2018	2018-660004438	CARLSON, VANESSA A HOGARTH &	94	99,433	0	10,938	1,133.00		
2017	2017-660004438	CARLSON, VANESSA A HOGARTH &	94	98,776	0	10,808	1,106.00		
2016	2016-660004438	CARLSON, VANESSA A HOGARTH &	94	96,035	0	10,493	1,068.00		
2015	2015-660004438	CARLSON, VANESSA A HOGARTH &	94	92,609	0	10,187	1,059.00		
2014	2014-660004438	CARLSON, VANESSA A HOGARTH &	94	95,706	0	10,155	1,039.00		
2013	2013-660004438	CARLSON, VANESSA A HOGARTH &	94	89,628	0	9,860	994.00		



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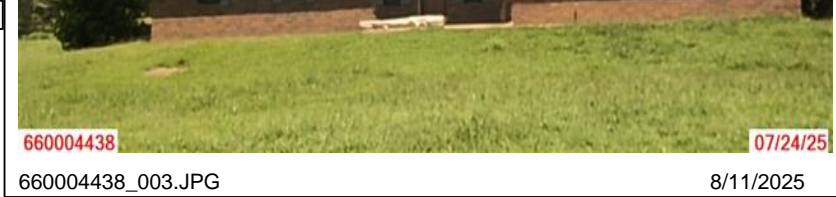
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Units-Buildable Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,680 / 1,680
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,680
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35



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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	97.36	Total Misc Impr	+ 3,334				
Roofing Adj	+ 4.13	Garage Cost	+ 0				
Subfloor Adj	+ -1.09	Total RCN	= 200,482				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 88,212				
Plumbing Adj	+ 5.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 112,270				
Adj Base Cost	= 117.35	Lot Value	+ 0				
Total Area	x 1,680	Indicated Value	= 112,270				
Adjusted Cost	= 197,148	Value Per SqFt	66.83				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,270		
Lot Value			
Indicated Value	112,270	66.83	Per SqFt
Agland Value	3,105		
Site Improvements			
Total Value	115,375	68.68	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	11487	10x4		40	24.14	966
PATO	SLAB PORCH - OPEN	11488	22x12		264	8.97	2,368



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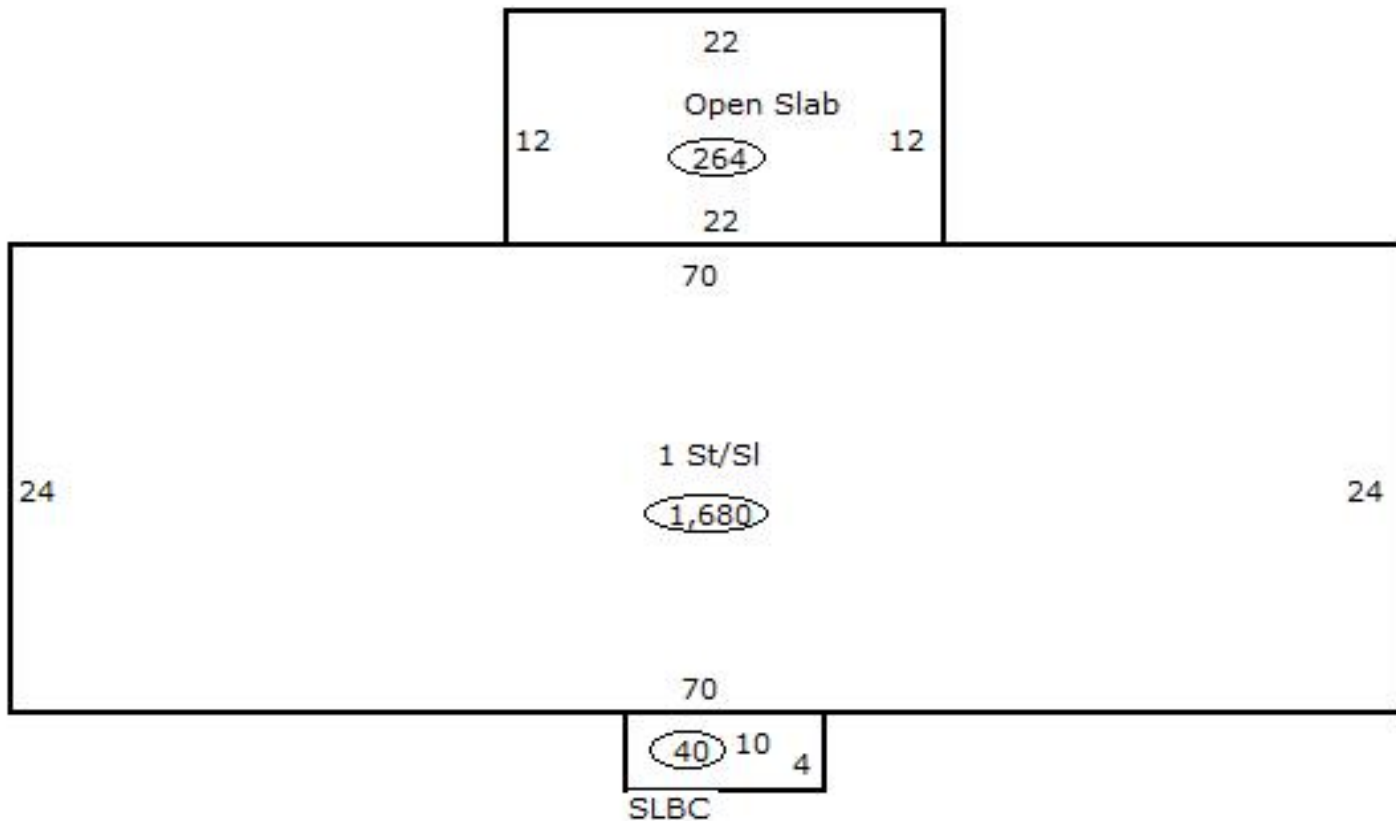
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,680	1.000	1,680
2	M	PRCH		13	SLBC	40	1.000	40
3	M	PATO		13	Open Slab	264	1.000	264
Total Building Area						1,680		1,680



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	Barn	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (11.51 x)						



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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	13.860	224	224	3,105	3,105
IMP PST Totals						13.860			3,105	3,105
Total Agland						13.860			3,105	3,105