



# 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   | 660005791                  |                       |         |             | No Image On File |                                |            |               |            |  |  |  |  |  |
| Parcel ID   | 000000-00-0-00606-004-0017 |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Cadastral ID  | 06-22-16-02670             |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Property Type   | REAL - Real Property       |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Property Class  | RRP                        | VI Area 1             |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Tax Area  | 11 - SEQUOYAH/NW FIRE      |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Name ID   | 280980                     |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| TINDELL, PHILIS ANN &<br>STEPHEN LEE  |                            |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| 15721 S 4220 RD<br>CLAREMORE OK 74017-0516  |                            |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Parcel Location   |                            |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Situs   |                            |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Subdivision   | PONDEROSA                  |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Lot/Block   | 0017 / 0004                | Parcel Size 1 - Lots  |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Sec/Twn/Rng   | 6 / 22 / 16 / 5            |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Neighborhood  | 1085 - R-V04-NW SEQUOYAH   |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| School District   | S006 - SEQUOYAH SCHOOLS    |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Legal Description Lat/Long: 36.41684555 -95.64856592  |                            |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Building Permits  |                            |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| LOT 17 BLOCK 4 PONDEROSA  |                            |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| <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> </tbody> </table> |                            |                       |         |             | Number           | Description                    | Opened     | Closed        | Amount     |  |  |  |  |  |
| Number  | Description                | Opened                | Closed  | Amount      |                  |                                |            |               |            |  |  |  |  |  |
|   |                            |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Exemptions  |                            |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Sale History  |                            |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Code  | Type                       | Active                | Maximum | Exemption   | Bk/Pg            | Grantor                        | Date       | Price         | Code       |  |  |  |  |  |
|   |                            |                       |         |             | 1411/548         | LUNSFORD, ROLLIE L &-ALESHIA D | 09/27/2002 | 97,000        | 11         |  |  |  |  |  |
|   |                            |                       |         |             | 1149/881         | BENTLEY, JERRY W JR &-NANCY L  | 12/18/1998 | 69,500        | No         |  |  |  |  |  |
|   |                            |                       |         |             | 1136/228         | BENTLEY, B J                   | 09/30/1998 | 0             | No         |  |  |  |  |  |
| Parcel Valuation  |                            |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Source  | REAL                       | Fair Cash             | Capped  | Asmnt Level | Assessed         | Levy Rate                      | 102.332    | Current Tax   |            |  |  |  |  |  |
| Remove Cap  | 2003                       | Land Value            | 19,162  | 17,363      | 11%              | 1,910                          | Assessed   | 1,910         | 195.45     |  |  |  |  |  |
| Year Frozen   | 0                          | Improvements          | 0       | 0           | 0                | Penalty                        | 0          |               |            |  |  |  |  |  |
| Uncapped Value  | 0                          | Mobile Home           | 0       | 0           | 0                | Exemption                      | 0          | 0.00          |            |  |  |  |  |  |
| TIF Project ID  | 0                          | Total Value           | 19,162  | 17,363      | 1,910            | Total Taxable                  | 1,910      | 195.00        |            |  |  |  |  |  |
| Assessment History  |                            |                       |         |             |                  |                                |            |               |            |  |  |  |  |  |
| Tax Year  | Statement Number           | Billed Owner          |         |             | Tax Area         | Total Value                    | Exemptions | Taxable Value | Billed Tax |  |  |  |  |  |
| 2025  | 2025-660005791             | TINDELL, PHILIS ANN & |         |             | 11               | 19,162                         | 0          | 1,819         | 186.00     |  |  |  |  |  |
| 2024  | 2024-660005791             | TINDELL, PHILIS ANN & |         |             | 11               | 47,905                         | 0          | 1,733         | 178.00     |  |  |  |  |  |
| 2023  | 2023-660005791             | TINDELL, PHILIS ANN & |         |             | 11               | 15,000                         | 0          | 1,650         | 173.00     |  |  |  |  |  |
| 2022  | 2022-660005791             | TINDELL, STEPHEN L    |         |             | 11               | 15,000                         | 0          | 1,623         | 171.00     |  |  |  |  |  |
| 2021  | 2021-660005791             | TINDELL, STEPHEN L    |         |             | 11               | 15,000                         | 0          | 1,546         | 157.00     |  |  |  |  |  |
| 2020  | 2020-660005791             | TINDELL, STEPHEN L    |         |             | 11               | 15,000                         | 0          | 1,472         | 155.00     |  |  |  |  |  |
| 2019  | 2019-660005791             | TINDELL, STEPHEN L    |         |             | 11               | 15,000                         | 0          | 1,402         | 146.00     |  |  |  |  |  |
| 2018  | 2018-660005791             | TINDELL, STEPHEN L    |         |             | 11               | 15,000                         | 0          | 1,336         | 140.00     |  |  |  |  |  |
| 2017  | 2017-660005791             | TINDELL, STEPHEN L    |         |             | 11               | 15,000                         | 0          | 1,272         | 131.00     |  |  |  |  |  |
| 2016  | 2016-660005791             | TINDELL, STEPHEN L    |         |             | 11               | 15,000                         | 0          | 1,212         | 125.00     |  |  |  |  |  |
| 2015  | 2015-660005791             | TINDELL, STEPHEN L    |         |             | 11               | 15,000                         | 0          | 1,154         | 120.00     |  |  |  |  |  |
| 2014  | 2014-660005791             | TINDELL, STEPHEN L    |         |             | 11               | 15,000                         | 0          | 1,099         | 114.00     |  |  |  |  |  |
| 2013  | 2013-660005791             | TINDELL, STEPHEN L    |         |             | 11               | 15,000                         | 0          | 1,047         | 107.00     |  |  |  |  |  |



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| Lot Data                          |                           | Square-Foot - NBHD 1085 #1 |          | Primary Image                   |                    |           |                      |       |
|-----------------------------------|---------------------------|----------------------------|----------|---------------------------------|--------------------|-----------|----------------------|-------|
| Lot Size                          |                           |                            |          |                                 |                    |           |                      |       |
| Lot Count                         |                           |                            |          |                                 |                    |           |                      |       |
| Units Buildable                   | 1                         |                            |          |                                 |                    |           |                      |       |
| Non-Ag Acres                      | 0.3491                    |                            |          |                                 |                    |           |                      |       |
| Topography                        |                           |                            |          |                                 |                    |           |                      |       |
| Street Access                     |                           |                            |          |                                 |                    |           |                      |       |
| Utilities                         |                           |                            |          |                                 |                    |           |                      |       |
| Amenities                         | LAND QUALITY              | 6                          | 0        |                                 |                    |           |                      |       |
| Method                            | Square-Foot               |                            |          |                                 |                    |           |                      |       |
| Base Lot Value                    | 15,208.00 x 3.15 = 47,905 |                            |          |                                 |                    |           |                      |       |
| Factor Value                      | -28,743                   |                            |          | <b>GRM Approach</b>             |                    |           |                      |       |
| Adjustments                       | 1.0000                    |                            |          | GRM Code                        |                    |           |                      |       |
| Lot Value                         | 19,162                    |                            |          | Gross Rent                      | 0.00               |           |                      |       |
| <b>Residential Data</b>           |                           |                            |          | Indicated Value                 |                    |           |                      |       |
| Type                              |                           |                            |          | <b>Multiple Regression</b>      |                    |           |                      |       |
| Condition                         | -                         |                            |          | MRA Code                        |                    |           |                      |       |
| Quality                           | -                         |                            |          | Adusted R                       |                    |           |                      |       |
| Architecture                      |                           |                            |          | Indicated Value                 |                    |           |                      |       |
| Style                             |                           |                            |          | <b>Direct Comparables</b>       |                    |           |                      |       |
| Exterior Wall                     |                           |                            |          | Selection Model                 | A Adam Test        |           |                      |       |
| Base/Total Area /                 |                           |                            |          | Adjustment Model                | 1 2022 Residential |           |                      |       |
| Style                             |                           |                            |          | Comparables                     |                    |           |                      |       |
| HVAC                              |                           |                            |          | Indicated Value                 |                    |           |                      |       |
| Roof Cover                        |                           |                            |          | <b>Value Reconciliation</b>     |                    |           |                      |       |
| Area on Slab                      |                           |                            |          | Selected Approach Cost Approach |                    |           |                      |       |
| Fixture/RghIn /                   |                           |                            |          | Improvements                    |                    |           |                      |       |
| Bed/F/H Bath / /                  |                           |                            |          | Lot Value                       | 19,162             |           |                      |       |
| Basement Area                     |                           |                            |          | Indicated Value                 | 19,162             | 0.00      | Per SqFt             |       |
| Garage Type                       |                           |                            |          | Agland Value                    |                    |           |                      |       |
| Remodel                           |                           |                            |          | Site Improvements               |                    |           |                      |       |
| Year/Eff Age /                    |                           |                            |          | Total Value                     | 19,162             | 0.00      | Total Value Per SqFt |       |
| <b>Cost Approach</b>              |                           |                            |          | <b>Manual : 01/2025</b>         |                    |           |                      |       |
| Base Cost                         | 0.00                      | Total Misc Impr            | + 0      |                                 |                    |           |                      |       |
| Roofing Adj                       | + 0.00                    | Garage Cost                | + 0      |                                 |                    |           |                      |       |
| Subfloor Adj                      | + 0.00                    | Total RCN                  | = 0      |                                 |                    |           |                      |       |
| Heat/Cool Adj                     | + 0.00                    | Depreciation ( 0%)         | - 0      |                                 |                    |           |                      |       |
| Plumbing Adj                      | + 0.00                    | Lump Sums                  | + 0      |                                 |                    |           |                      |       |
| Basement Adj                      | + 0.00                    | RCNLD                      | = 0      |                                 |                    |           |                      |       |
| Adj Base Cost                     | = 0.00                    | Lot Value                  | + 19,162 |                                 |                    |           |                      |       |
| Total Area                        | x                         | Indicated Value            | = 19,162 |                                 |                    |           |                      |       |
| Adjusted Cost                     | = 0                       | Value Per SqFt             | 0.00     |                                 |                    |           |                      |       |
| <b>Miscellaneous Improvements</b> |                           |                            |          |                                 |                    |           |                      |       |
| Code                              | Description               | Sketch ID                  | Size     | Year                            | Units              | Unit Cost | Depr                 | Value |