



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660011042 <b>Parcel ID</b> 000000-00-0-00204-001-0008 <b>Cadastral ID</b> 10-21-17-03280 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 315385 TOLBERT, STEVE  19362 E SHANNON CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 19362 E SHANNON DR <b>Subdivision</b> COUNTRY AIRE ESTATES <b>Lot/Block</b> 0008 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 17 / 5 <b>Neighborhood</b> 1061 - R-V03-SE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>660011042 12/09/25</p> <p>660011042_002.JPG 12/9/2025</p>																																																	
<b>Legal Description</b> Lat/Long: 36.30767468 -95.48247229																																																						
LOT 8 BLOCK 1 COUNTRY AIRE ESTATES					<b>Building Permits</b> <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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	2478/45	TOLBERT, STEPHEN	05/27/2015	80,000	WB																																													
					933/101	HORNADAY, CHARLES T &	10/07/1993	94,000	No																																													
					822/252			24,500	No																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>98.320</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 44,835</td> <td>29,884</td> <td>11%</td> <td>3,287</td> <td>Assessed</td> <td>19,576</td> <td>1,924.71</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 172,767</td> <td>148,078</td> <td> </td> <td>16,289</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-89.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 217,602</td> <td>177,962</td> <td> </td> <td>19,576</td> <td>Total Taxable</td> <td>18,576</td> <td>1,836.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	0	Land Value 44,835	29,884	11%	3,287	Assessed	19,576	1,924.71	Year Frozen	0	Improvements 172,767	148,078		16,289	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-89.00	TIF Project ID	0	Total Value 217,602	177,962		19,576	Total Taxable	18,576	1,836.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660011042	TOLBERT, STEVE	94	213,699	1000	18,007	1,780.00																																															
2024	2024-660011042	TOLBERT, STEVE	94	188,070	1000	17,452	1,843.00																																															
2023	2023-660011042	TOLBERT, STEVE	94	182,048	1000	16,915	1,823.00																																															
2022	2022-660011042	TOLBERT, STEVE	94	186,438	1000	16,393	1,783.00																																															
2021	2021-660011042	TOLBERT, STEVE	94	174,446	1000	15,887	1,671.00																																															
2020	2020-660011042	TOLBERT, STEVE	94	173,398	1000	15,395	1,615.00																																															
2019	2019-660011042	TOLBERT, STEVE	94	165,120	1000	14,917	1,543.00																																															
2018	2018-660011042	TOLBERT, STEVE	94	171,527	1000	14,453	1,511.00																																															
2017	2017-660011042	TOLBERT, STEVE	94	169,547	1000	14,004	1,445.00																																															
2016	2016-660011042	TOLBERT, STEVE	94	165,300	1000	13,567	1,395.00																																															
2015	2015-660011042	TOLBERT, STEVE	94	161,491	1000	13,142	1,380.00																																															
2014	2014-660011042	TOLBERT, STEPHEN	94	164,200	1000	12,731	1,311.00																																															
2013	2013-660011042	TOLBERT, STEPHEN	94	140,940	1000	12,331	1,252.00																																															



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Lot Data	Square-Foot - NBHD 1061 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.6464 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 115,276.00 x .39 = 44,835 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 44,835		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	10% Veneer, Masonry 90% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,578 / 2,050
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,578
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1990 / 27

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 188,330 91.87 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 1 <b>Indicated Value</b> 59,490 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	91.43	<b>Total Misc Impr</b>	+ 27,856				
<b>Roofing Adj</b>	+ 3.79	<b>Garage Cost</b>	+ 260,839				
<b>Subfloor Adj</b>	+ -1.78	<b>Total RCN</b>	= 88,685				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 34%)</b>	- 0				
<b>Plumbing Adj</b>	+ 7.57	<b>Lump Sums</b>	+ 172,154				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 44,835				
<b>Adj Base Cost</b>	= 113.65	<b>Lot Value</b>	+ 216,989				
<b>Total Area</b>	x 2,050	<b>Indicated Value</b>	= 105.85				
<b>Adjusted Cost</b>	= 232,983	<b>Value Per SqFt</b>					

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 172,154 <b>Lot Value</b> 44,835 <b>Indicated Value</b> 216,989 105.85 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 613 <b>Total Value</b> 217,602 106.15 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	26498	34x5		170	26.40		4,488
PRCH	SLAB PORCH - COVERED	26499	166		166	26.41		4,384
PRCH	SLAB PORCH - COVERED	26500	24x22		528	25.32		13,369



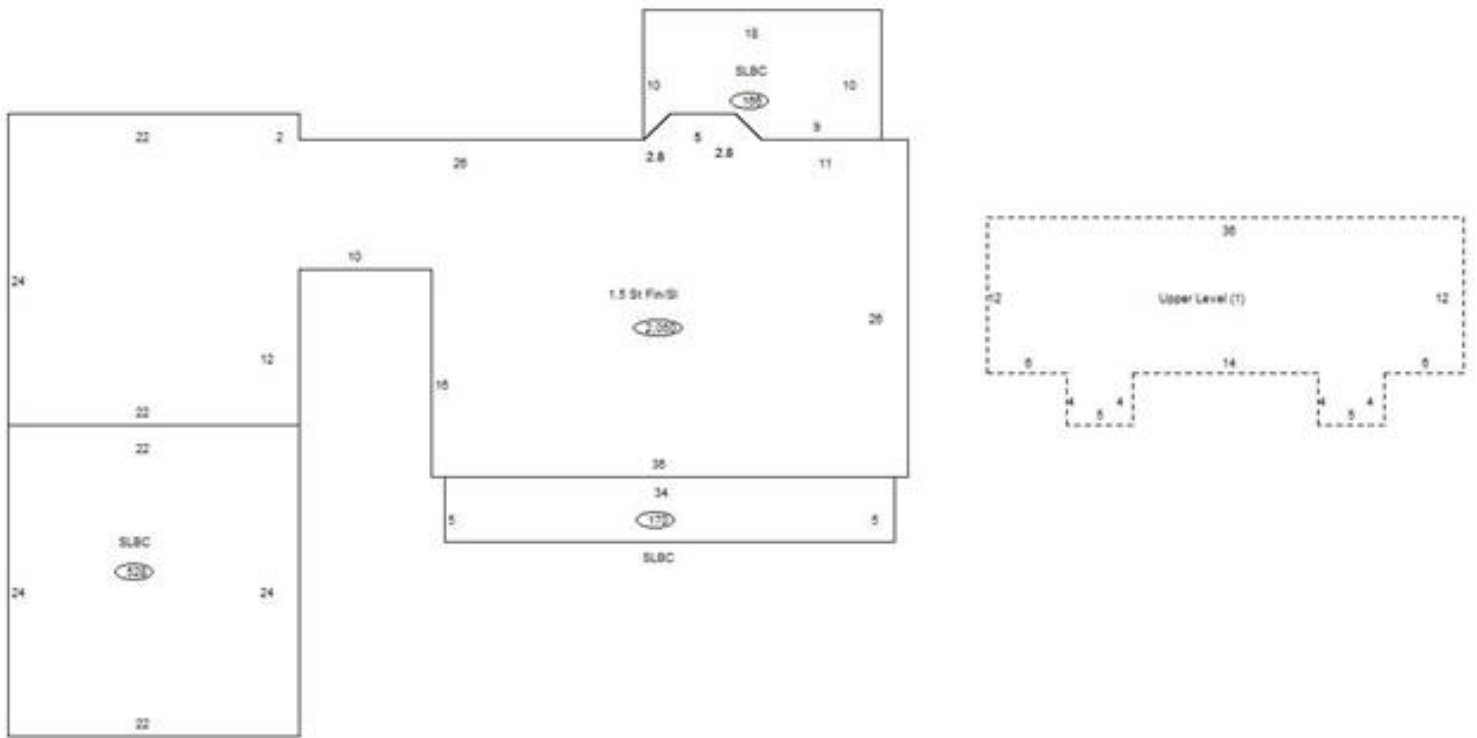
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,578	1.299	2,050
2	M	PRCH		10	SLBC	170	1.000	170
3	M	PRCH		10	SLBC	166	1.000	166
4	M	PRCH		10	SLBC	528	1.000	528
5	U	^UL		10	Upper Level (1)	472	1.000	472
<b>Total Building Area</b>						<b>1,578</b>		<b>2,050</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	12x16x0			192
	Qual	3	Cond 3	Year	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.26 x 192)	818		818	205
						613