



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:11:16  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012788 <b>Parcel ID</b> 000000-00-0-00159-001-0041 <b>Cadastral ID</b> 12-21-17-02290 <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> 258339 LESPERANCE, TERRY L JR &  TERESA K & KERRY J 21325 E DIANA CT CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 21325 DIANNA CT <b>Subdivision</b> CIRCLE H RANCH <b>Lot/Block</b> 0041 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 12 / 21 / 17 / 5 <b>Neighborhood</b> 1215 - R-V03-SE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.31501475 -95.44498872 LOT 41 BLOCK 1 (SE SE SE NW) CIRCLE H RANCH					<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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Lot Data		Square-Foot - NBHD 1215 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.5214							
Topography								
Street Access								
Utilities								
Amenities	HYW FRONTAGE	0	0					
Method	Square-Foot							
Base Lot Value	109,833.00 x .16 = 17,972							
Factor Value								
Adjustments	1.0000							
Lot Value	17,972							
<b>Residential Data</b>				D:\Convert\Photos\660\012\788-01.jpg 12/11/2009				
Type				<b>GRM Approach</b>				
Condition	-			GRM Code				
Quality	-			Gross Rent 0.00				
Architecture				Indicated Value				
Style				<b>Multiple Regression</b>				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				<b>Direct Comparables</b>				
Roof Cover				Selection Model A Adam Test				
Area on Slab				Adjustment Model 1 2022 Residential				
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				<b>Value Reconciliation</b>				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements				
Year/Eff Age /				Lot Value 17,972				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 17,972 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value 17,972 0.00 Total Value Per SqFt				
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	+ 17,972					
Total Area	x	Indicated Value	= 17,972					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value