



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	660014713									
Parcel ID	22N17E-15-3-00000-000-0000									
Cadastral ID	15-22-17-02110									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	2							
Tax Area	75 - SEQUOYAH/FOYIL FD									
Name ID	299233									
TINDELL, STEPHEN L &										
PHILIS A										
15721 S 4220 RD CLAREMORE OK 74017-0000										
Parcel Location				\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 10/22/2020						
Situs	15721 S 4220 RD									
Subdivision										
Lot/Block	/	Parcel Size	20 - Acres							
Sec/Twn/Rng	15 / 22 / 17 / 3									
Neighborhood	4070 - FOYIL SEQUOYAH AREA									
School District	S006 - SEQUOYAH SCHOOLS									
Legal Description Lat/Long: 36.38438825 -95.48713669				Building Permits						
S2 NW SW				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					1984/757	PENNINGTON, BILLY JOE	10/14/2008	275,000	YES	
					786/785			20,000	No	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax	
Remove Cap	2009	Land Value	720	720	11%	79	Assessed	18,986	1,923.47	
Year Frozen	0	Improvements	196,397	171,884		18,907	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	197,117	172,604		18,986	Total Taxable	18,986	1,923.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660014713	TINDELL, STEPHEN L &			75	207,168	0	18,433	1,867.00	
2024	2024-660014713	TINDELL, STEPHEN L &			75	168,147	0	17,897	1,823.00	
2023	2023-660014713	TINDELL, STEPHEN L &			75	157,959	0	17,375	1,809.00	
2022	2022-660014713	TINDELL, STEPHEN L &			75	159,439	0	17,538	1,864.00	
2021	2021-660014713	TINDELL, STEPHEN L &			75	168,214	0	18,503	1,911.00	
2020	2020-660014713	TINDELL, STEPHEN L &			75	164,266	0	18,069	1,934.00	
2019	2019-660014713	TINDELL, STEPHEN L &			75	159,780	0	17,576	1,865.00	
2018	2018-660014713	TINDELL, STEPHEN L &			75	167,574	0	18,433	1,967.00	
2017	2017-660014713	TINDELL, STEPHEN L &			75	165,921	0	17,972	1,904.00	
2016	2016-660014713	TINDELL, STEPHEN L &			75	166,823	0	17,449	1,846.00	
2015	2015-660014713	TINDELL, STEPHEN L &			75	160,750	0	16,941	1,824.00	
2014	2014-660014713	TINDELL, STEPHEN L &			75	163,798	0	16,448	1,796.00	
2013	2013-660014713	TINDELL, STEPHEN L &			75	153,114	0	15,969	1,703.00	



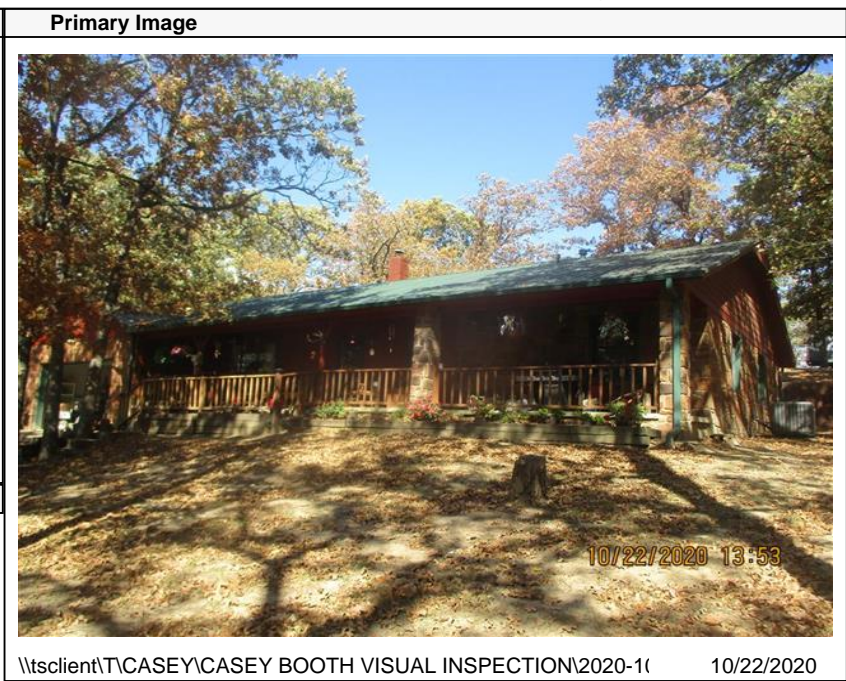
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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,908 / 1,908
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

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	

Cost Approach		Manual : 01/2025	
Base Cost	108.56	Total Misc Impr	+ 14,010
Roofing Adj	+ 5.29	Garage Cost	+ 17,775
Subfloor Adj	+ 0.00	Total RCN	= 288,640
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 103,910
Plumbing Adj	+ 8.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 184,730
Adj Base Cost	= 134.62	Lot Value	+ 184,730
Total Area	x 1,908	Indicated Value	= 184,730
Adjusted Cost	= 256,855	Value Per SqFt	96.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	184,730		
Lot Value			
Indicated Value	184,730	96.82	Per SqFt
Agland Value	720		
Site Improvements	11,667		
Total Value	197,117	103.31	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	35562	54x6		324	25.91		8,395



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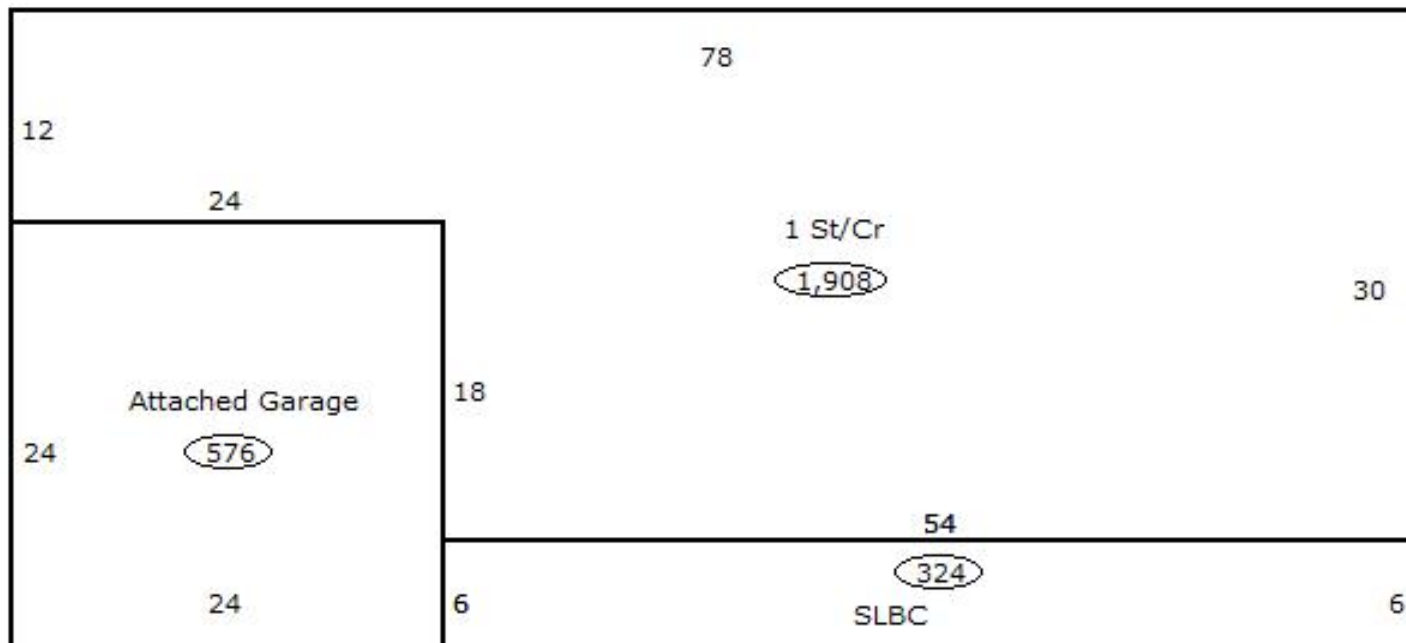
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,908	1.000	1,908
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	324	1.000	324
Total Building Area						1,908		1,908



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPRV	Carport - RV	14x30x12	Gravel	Galvanized Metal	420
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (7.63 x 420)	3,205		3,205	1,282	1,923
	UTIL	Utility Building	20x28x6	Concrete	Galvanized Metal	560
	Qual	3	Cond 3	Year 2005	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (31.47 x 560)	17,623		17,623	9,693	7,930
	BNGP	Barn - General Purpose	16x20x12	Dirt	Galvanized Metal	320
	Qual	3	Cond 3	Year 1995	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (22.68 x 320)	7,258		7,258	5,444	1,814



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			20.000	36	36	720	720
TMBR Totals						20.000			720	720
Total Agland						20.000			720	720