



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 660015656 Parcel ID 21N17E-16-4-00000-000-0000 Cadastral ID 16-21-17-00200 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 298741 BILLEN, TERESA A TRUSTEE 18200 E 490 RD CLAREMORE OK 74019-0328 Parcel Location Situs 18200 E 490 RD Subdivision Lot/Block / Parcel Size 60 - Acres Sec/Twn/Rng 16 / 21 / 17 / 4 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-6-2\IMG_ 6/3/2021</p>														
Legal Description Lat/Long: 36.29861639 -95.49311387																			
N2 NW SE & NE SE					Building Permits <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										
H	Homestead	Yes	1,000	1,000	1949/38	BILLEN, LARRY D	04/21/2008	0	4										
					969/664	LOWRANCE, EVERETT	09/29/1994	362,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax										
Remove Cap	0	Land Value	5,932	5,932	11%	653	Assessed	55,461	4,898.32										
Year Frozen	0	Improvements	579,166	498,260		54,808	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0	Total Value	585,098	504,192		55,461	Total Taxable	54,461	4,810.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660015656	BILLEN, TERESA A			9	489,507	1000	52,846	4,667.00										
2024	2024-660015656	BILLEN, TERESA A			9	515,048	1000	52,941	4,695.00										
2023	2023-660015656	BILLEN, TERESA A			9	526,598	1000	51,370	4,663.00										
2022	2022-660015656	BILLEN, TERESA A			9	521,663	1000	49,845	4,575.00										
2021	2021-660015656	BILLEN, TERESA A			9	452,804	1000	48,364	4,265.00										
2020	2020-660015656	BILLEN, TERESA A			9	444,311	1000	46,926	4,272.00										
2019	2019-660015656	BILLEN, TERESA A			9	423,003	1000	45,531	4,078.00										
2018	2018-660015656	BILLEN, TERESA A			9	436,804	1000	45,072	4,085.00										
2017	2017-660015656	BILLEN, TERESA A			9	431,416	1000	43,730	3,904.00										
2016	2016-660015656	BILLEN, TERESA A			9	419,468	1000	42,427	3,770.00										
2015	2015-660015656	BILLEN, TERESA A			9	409,017	1000	41,163	3,746.00										
2014	2014-660015656	BILLEN, TERESA A			9	411,974	1000	39,934	3,684.00										
2013	2013-660015656	BILLEN, TERESA A			9	386,968	1000	38,742	3,515.00										



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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		

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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	3,258 / 4,202
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,258
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	1,178 Attached Garage - Finished 3 Stalls
Remodel	
Year/Eff Age	1999 / 20

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	91.18	Total Misc Impr	+ 68,012
Roofing Adj	+ 4.33	Garage Cost	+ 67,040
Subfloor Adj	+ -3.33	Total RCN	= 616,139
Heat/Cool Adj	+ 16.31	Depreciation (23%)	- 141,712
Plumbing Adj	+ 6.00	Lump Sums	+ 11,683
Basement Adj	+ 0.00	RCNLD	= 486,110
Adj Base Cost	= 114.49	Lot Value	+ 486,110
Total Area	x 4,202	Indicated Value	= 486,110
Adjusted Cost	= 481,087	Value Per SqFt	115.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	486,110		
Lot Value			
Indicated Value	486,110	115.69	Per SqFt
Agland Value	5,932		
Site Improvements	93,056		
Total Value	1,059,525	252.15	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	37771		616	616	30.95		19,065
PRCH	SLAB PORCH - COVERED	37772		447	447	31.48		14,072
EPSW	ENCLOSED PORCH - SOLID WALL	37773		22x15	330	83.73		27,631
BALW	BALCONY - WOOD	37774		332	332	35.19		11,683



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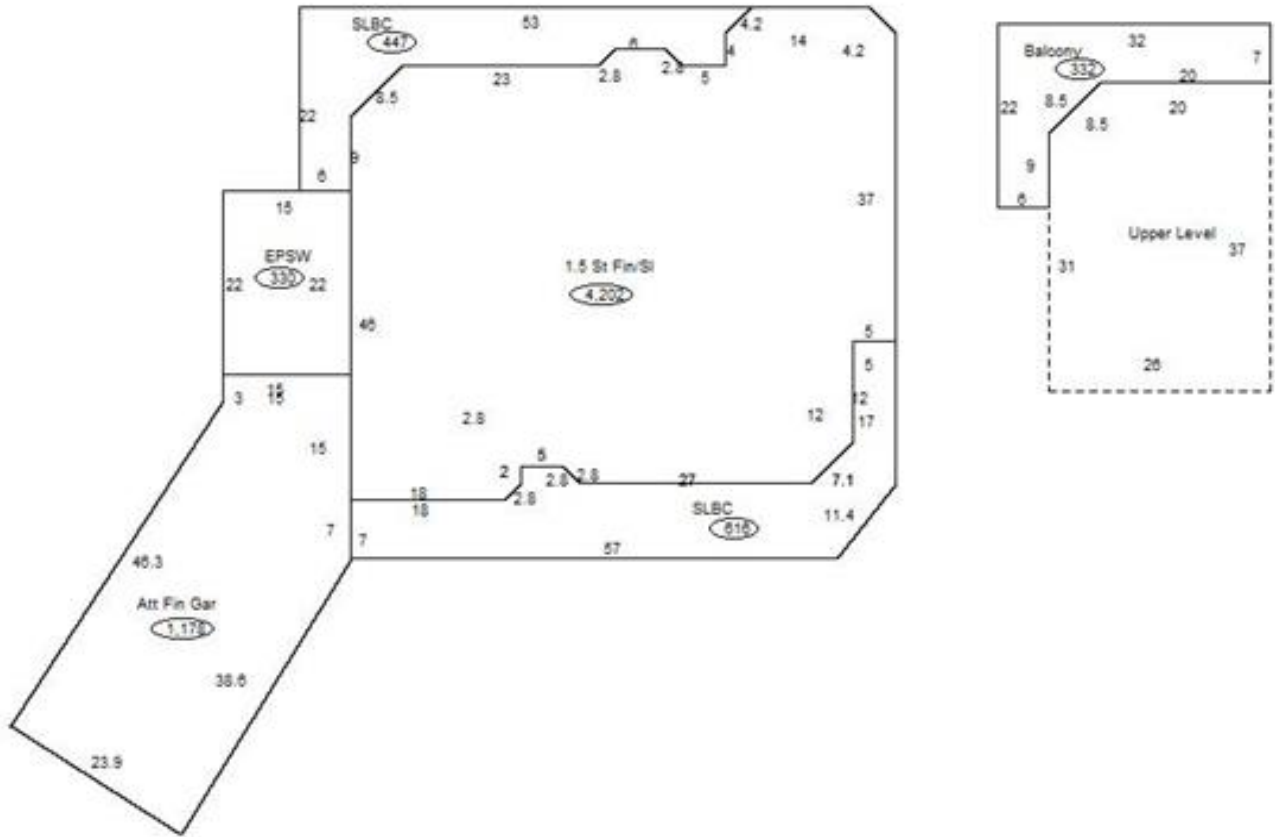
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5 St Fin/SI	3,258	1.290	4,202
2	G	5		20	Att Fin Gar	1,178	1.000	1,178
3	M	PRCH		20	SLBC	616	1.000	616
4	M	PRCH		20	SLBC	447	1.000	447
5	M	EPSW		20	EPSW	330	1.000	330
6	M	BALW		20	Balcony	332	1.000	332
7	U	^UL	Overhang	20	Upper Level	944	1.000	944
Total Building Area						3,258		4,202



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	40x48x10	Concrete	Formed Metal	1,920
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	
	Base Cost (26.06 x 1,920)		50,035	50,035	18,513	31,522
	UTIL	Utility Building	30x60x12	Concrete	Formed Metal	1,800
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	
	Base Cost (28.46 x 1,800)		51,228	51,228	18,954	32,274
	LNT0	Lean To - Attached	48x8x8	Concrete	Formed Metal	384
	Qual	4	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	
	Base Cost (19.40 x 384)		7,450	7,450	4,470	2,980
	SPLG	Swimming Pool - In Ground GUNITE	25x42x0	Concrete		1,050
	Qual	5	Cond 5	Year 2000	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	
	Base Cost (54.41 x 1,050)		57,131	57,131	30,851	26,280



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			.417	92	92	38	38
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			28.766	54	54	1,553	1,553
CO	COLLINSVILLE STONY LOAM	NTV PST	22			5.243	53	53	277	277
CO	COLLINSVILLE STONY LOAM	TMBR	22			2.225	40	40	88	88
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			21.129	168	168	3,550	3,550
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			2.220	192	192	426	426
NTV PST Totals						60.000			5,932	5,932
Total Agland						60.000			5,932	5,932