



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:04:18
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| Assessment Data | | | | | Primary Image | | | | |
|--|------------------------------|---------------------|--------------|-------------|---------------|-----------------------|---------------|-------------|----------|
| Account | 660017678 | | | | | | | | |
| Parcel ID | 22N17E-19-4-00000-000-0000 | | | | | | | | |
| Cadastral ID | 19-22-17-01300 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | RR | VI Area 2 | | | | | | | |
| Tax Area | 75 - SEQUOYAH/FOYIL FD | | | | | | | | |
| Name ID | 337031 | | | | | | | | |
| ROGERS, DANNY & ANN | | | | | | | | | |
| 16455 E 450 RD CLAREMORE OK 74017-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 16455 E 450 RD | | | | | | | | |
| Subdivision | | | | | | | | | |
| Lot/Block | / | Parcel Size | 2.89 - Acres | | | | | | |
| Sec/Twn/Rng | 19 / 22 / 17 / 4 | | | | | | | | |
| Neighborhood | 4070 - FOYIL SEQUOYAH AREA | | | | | | | | |
| School District | S006 - SEQUOYAH SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.36626191 -95.53327466 | | | | | | | | | |
| TR SW SW SE BEG: 10.2' E SW/C SW SW SE; N 41-06 E 322.7'; N 110'; N 44-30 W 136'; N 23 DEG E 229.85'; TO N/L; E 204' TO PT 236.3' W NE/C; S 11-10 W 672.73' TO S/L SW SW SE; W 285.8' TO POB | | | | | | | | | |
| Building Permits | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| R21447 | R23- NEW DTCH ACC BLDG 40X40 | 12/2021 | 05/2022 | 38 | | | | | |
| R20 | R22- RMA PER VISUAL | 11/2020 | 12/2021 | | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Sale History | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | Bk/Pg | Grantor | Date | Price | Code |
| | | | | | / | WAHLE HOMES LLC | 10/22/2021 | 330,000 | YES |
| | | | | | / | PETERSON, STEPHAN M | 06/11/2021 | 58,000 | 15 |
| | | | | | / | PETERSON, EVERETT | 01/25/2021 | 0 | 4 |
| | | | | | 2251/588 | PETERSON, STEPHAN M | 06/15/2012 | 0 | 4 |
| | | | | | 2172/422 | PETERSON, HARVEY ERIC | 05/06/2011 | 0 | 4 |
| | | | | | 1157/119 | PETERSON, STEPHAN M | 02/16/1999 | 0 | No |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 101.310 | Current Tax | |
| Remove Cap | 2022 | Land Value | 54,651 | 47,683 | 11% | 5,245 | Assessed | 33,092 | 3,352.55 |
| Year Frozen | 0 | Improvements | 282,989 | 253,157 | | 27,847 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -89.00 |
| TIF Project ID | 0 | Total Value | 337,640 | 300,840 | | 33,092 | Total Taxable | 32,092 | 3,264.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660017678 | ROGERS, DANNY & ANN | 75 | 329,939 | 1000 | 31,129 | 3,166.00 | | |
| 2024 | 2024-660017678 | ROGERS, DANNY & ANN | 75 | 283,571 | 1000 | 30,192 | 3,090.00 | | |
| 2023 | 2023-660017678 | ROGERS, DANNY & ANN | 75 | 330,000 | 1000 | 35,301 | 3,690.00 | | |
| 2022 | 2022-660017678 | ROGERS, DANNY & ANN | 75 | 330,417 | 1000 | 35,346 | 3,771.00 | | |
| 2021 | 2021-660017678 | WAHLE HOMES LLC | 75 | 58,418 | 0 | 6,021 | 622.00 | | |
| 2020 | 2020-660017678 | PETERSON, EVERETT | 75 | 55,956 | 0 | 5,734 | 614.00 | | |
| 2019 | 2019-660017678 | PETERSON, EVERETT | 75 | 49,648 | 0 | 5,461 | 579.00 | | |
| 2018 | 2018-660017678 | PETERSON, EVERETT | 75 | 54,268 | 0 | 5,969 | 637.00 | | |
| 2017 | 2017-660017678 | PETERSON, EVERETT | 75 | 54,000 | 0 | 5,940 | 629.00 | | |
| 2016 | 2016-660017678 | PETERSON, EVERETT | 75 | 53,128 | 0 | 5,844 | 618.00 | | |
| 2015 | 2015-660017678 | PETERSON, EVERETT | 75 | 56,709 | 0 | 6,238 | 672.00 | | |
| 2014 | 2014-660017678 | PETERSON, EVERETT | 75 | 55,922 | 0 | 6,152 | 671.00 | | |
| 2013 | 2013-660017678 | PETERSON, EVERETT | 75 | 57,919 | 0 | 6,164 | 657.00 | | |



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| Lot Data | Square-Foot - NBHD 4070 #1 | Primary Image |
|--|----------------------------|---|
| Lot Size Lot Count Units Buildable 2.89 Non-Ag Acres 3.0185 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 131,485.00 x .42 = 54,651 Factor Value Adjustments 1.0000 Lot Value 54,651 | | <p>\\tsclient\Z\BUFFY\BUFFY NEW CONST\12032021\IMG_0005.JPG 12/3/2021</p> |

| Residential Data | |
|------------------------|---------------------------|
| Type | 1 Single Family Residence |
| Condition | 4 - Good |
| Quality | 3 - Average |
| Architecture | TRAD TRADITIONAL |
| Style | 100% One Story |
| Exterior Wall | 100% Frame, Siding, Wood |
| Base/Total Area | 2,810 / 2,810 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,810 |
| Fixture/RghIn | 8 / |
| Bed/F/H Bath | 4 / 2.0 / |
| Basement Area | |
| Garage Type | |
| Remodel | RMA - |
| Year/Eff Age | 1972 / 19 |

| GRM Approach |
|---|
| GRM Code Gross Rent 0.00 Indicated Value |

| Multiple Regression |
|--|
| MRA Code 1 Test Adusted R 0.8445 Indicated Value 269,226 95.81 Per SqFt |

| Direct Comparables |
|--|
| Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value |

| Cost Approach | | | | Manual : 01/2025 | | | |
|----------------------|-----------|------------------------|-----------|----------------------|---------|----------------------------|-----------|
| Base Cost | 86.66 | Total Misc Impr | + 11,204 | Roofing Adj | + 4.10 | Garage Cost | + 0 |
| Subfloor Adj | + -1.95 | Total RCN | = 307,771 | Heat/Cool Adj | + 12.64 | Depreciation (22%) | - 67,710 |
| Plumbing Adj | + 4.09 | Lump Sums | + 0 | Basement Adj | + 0.00 | RCNLD | = 240,061 |
| Adj Base Cost | = 105.54 | Lot Value | + 54,651 | Total Area | x 2,810 | Indicated Value | = 294,712 |
| Adjusted Cost | = 296,567 | Value Per SqFt | 104.88 | | | | |

| Value Reconciliation |
|--|
| Selected Approach Cost Approach Improvements 240,061 Lot Value 54,651 Indicated Value 294,712 104.88 Per SqFt Agland Value Site Improvements 42,928 Total Value 337,640 120.16 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 | 152628 | 17x5 | | 85 | 26.66 | | 2,266 |
| PATO | Slab Porch - Open | 152629 | 9x5 | | 45 | 11.48 | | 517 |
| PRCH | Slab Porch - Covered | 152630 | 15x5 | | 75 | 26.69 | | 2,002 |
| PATO | Slab Porch - Open | 152631 | 14x5 | | 70 | 11.48 | | 804 |



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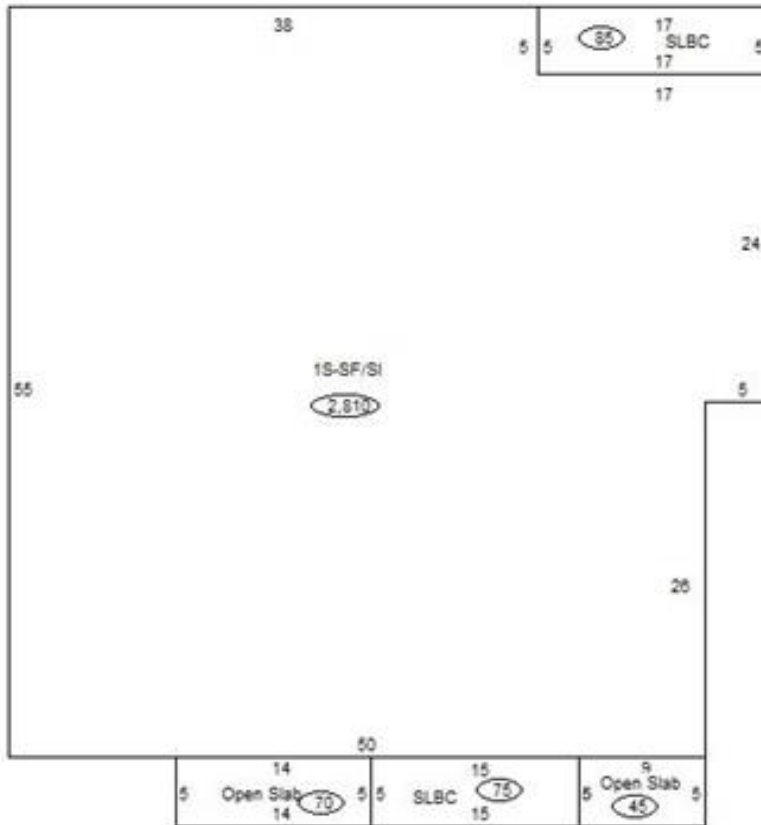
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | R | 1 | Slab | 13 | 1S-SF/SI | 2,810 | 1.000 | 2,810 |
| 2 | M | PRCH | | 13 | SLBC | 85 | 1.000 | 85 |
| 3 | M | PATO | | 13 | Open Slab | 45 | 1.000 | 45 |
| 4 | M | PRCH | | 13 | SLBC | 75 | 1.000 | 75 |
| 5 | M | PATO | | 13 | Open Slab | 70 | 1.000 | 70 |
| Total Building Area | | | | | | 2,810 | | 2,810 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|--------|---------------|------------|-----------|------------------|-------------|
| | UTIL | Shop Building | 40x40x12 | Base | Galvanized Metal | 1,600 |
| | Qual 3 | Cond 4 | Year 2022 | Eff Age 2 | | |

| Valuation Summary | Modifier Total | RCN | Depr (3% Phys/ % Func) | RCNLD |
|---------------------------|----------------|--------|------------------------|--------|
| Base Cost (27.66 x 1,600) | 44,256 | 44,256 | 1,328 | 42,928 |