



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:04:20
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660017679 Parcel ID 22N17E-19-2-00000-000-0000 Cadastral ID 19-22-17-01400 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 31704 FLAGG, OPAL O-TRUST & SHERRY GAY PRATHER 16021 S 4190 RD CLAREMORE OK 74017-1416 Parcel Location Situs 16021 S 4190 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 19 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.37958517 -95.54230823 N 208.7', W 521.75', W 20.36 ACRES LOT 1																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
Parcel Valuation <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>101.310</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 49,312</td> <td>26,157</td> <td>11%</td> <td>2,877</td> <td>Assessed</td> <td>14,071</td> <td>1,425.53</td> </tr> <tr> <td>Year Frozen</td> <td>2017</td> <td>Improvements 191,848</td> <td>101,765</td> <td></td> <td>11,194</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 241,160</td> <td>127,922</td> <td></td> <td>14,071</td> <td>Total Taxable</td> <td>13,071</td> <td>1,337.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax	Remove Cap	0	Land Value 49,312	26,157	11%	2,877	Assessed	14,071	1,425.53	Year Frozen	2017	Improvements 191,848	101,765		11,194	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-89.00	TIF Project ID	0	Total Value 241,160	127,922		14,071	Total Taxable	13,071	1,337.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code																																																														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax																																																																																																																	
Remove Cap	0	Land Value 49,312	26,157	11%	2,877	Assessed	14,071	1,425.53																																																																																																																	
Year Frozen	2017	Improvements 191,848	101,765		11,194	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-89.00																																																																																																																	
TIF Project ID	0	Total Value 241,160	127,922		14,071	Total Taxable	13,071	1,337.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660017679</td><td>FLAGG, OPAL O-TRUST &</td><td>75</td><td>224,030</td><td>1000</td><td>13,072</td><td>1,338.00</td></tr> <tr><td>2024</td><td>2024-660017679</td><td>FLAGG, OPAL O-TRUST &</td><td>75</td><td>217,273</td><td>1000</td><td>13,072</td><td>1,345.00</td></tr> <tr><td>2023</td><td>2023-660017679</td><td>FLAGG, OPAL O-TRUST &</td><td>75</td><td>179,286</td><td>1000</td><td>13,071</td><td>1,375.00</td></tr> <tr><td>2022</td><td>2022-660017679</td><td>FLAGG, OPAL O-TRUST &</td><td>75</td><td>181,595</td><td>1000</td><td>13,072</td><td>1,404.00</td></tr> <tr><td>2021</td><td>2021-660017679</td><td>FLAGG, OPAL O-TRUST &</td><td>75</td><td>189,535</td><td>1000</td><td>13,071</td><td>1,365.00</td></tr> <tr><td>2020</td><td>2020-660017679</td><td>FLAGG, OPAL O-TRUST &</td><td>75</td><td>182,039</td><td>1000</td><td>13,071</td><td>1,415.00</td></tr> <tr><td>2019</td><td>2019-660017679</td><td>FLAGG, OPAL O-TRUST &</td><td>75</td><td>169,225</td><td>1000</td><td>13,071</td><td>1,404.00</td></tr> <tr><td>2018</td><td>2018-660017679</td><td>FLAGG, OPAL O-TRUST &</td><td>75</td><td>173,987</td><td>1000</td><td>13,071</td><td>1,411.00</td></tr> <tr><td>2017</td><td>2017-660017679</td><td>FLAGG, OPAL O-TRUST &</td><td>75</td><td>172,511</td><td>1000</td><td>13,072</td><td>1,402.00</td></tr> <tr><td>2016</td><td>2016-660017679</td><td>FLAGG, OPAL O-TRUST &</td><td>75</td><td>168,095</td><td>1000</td><td>12,662</td><td>1,356.00</td></tr> <tr><td>2015</td><td>2015-660017679</td><td>FLAGG, OPAL O-TRUST &</td><td>75</td><td>162,852</td><td>1000</td><td>12,264</td><td>1,337.00</td></tr> <tr><td>2014</td><td>2014-660017679</td><td>FLAGG, OPAL O &</td><td>75</td><td>161,406</td><td>1000</td><td>11,878</td><td>1,314.00</td></tr> <tr><td>2013</td><td>2013-660017679</td><td>FLAGG, OPAL O</td><td>75</td><td>152,174</td><td>1000</td><td>11,502</td><td>1,243.00</td></tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660017679	FLAGG, OPAL O-TRUST &	75	224,030	1000	13,072	1,338.00	2024	2024-660017679	FLAGG, OPAL O-TRUST &	75	217,273	1000	13,072	1,345.00	2023	2023-660017679	FLAGG, OPAL O-TRUST &	75	179,286	1000	13,071	1,375.00	2022	2022-660017679	FLAGG, OPAL O-TRUST &	75	181,595	1000	13,072	1,404.00	2021	2021-660017679	FLAGG, OPAL O-TRUST &	75	189,535	1000	13,071	1,365.00	2020	2020-660017679	FLAGG, OPAL O-TRUST &	75	182,039	1000	13,071	1,415.00	2019	2019-660017679	FLAGG, OPAL O-TRUST &	75	169,225	1000	13,071	1,404.00	2018	2018-660017679	FLAGG, OPAL O-TRUST &	75	173,987	1000	13,071	1,411.00	2017	2017-660017679	FLAGG, OPAL O-TRUST &	75	172,511	1000	13,072	1,402.00	2016	2016-660017679	FLAGG, OPAL O-TRUST &	75	168,095	1000	12,662	1,356.00	2015	2015-660017679	FLAGG, OPAL O-TRUST &	75	162,852	1000	12,264	1,337.00	2014	2014-660017679	FLAGG, OPAL O &	75	161,406	1000	11,878	1,314.00	2013	2013-660017679	FLAGG, OPAL O	75	152,174	1000	11,502	1,243.00					
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660017679	FLAGG, OPAL O-TRUST &	75	224,030	1000	13,072	1,338.00																																																																																																																		
2024	2024-660017679	FLAGG, OPAL O-TRUST &	75	217,273	1000	13,072	1,345.00																																																																																																																		
2023	2023-660017679	FLAGG, OPAL O-TRUST &	75	179,286	1000	13,071	1,375.00																																																																																																																		
2022	2022-660017679	FLAGG, OPAL O-TRUST &	75	181,595	1000	13,072	1,404.00																																																																																																																		
2021	2021-660017679	FLAGG, OPAL O-TRUST &	75	189,535	1000	13,071	1,365.00																																																																																																																		
2020	2020-660017679	FLAGG, OPAL O-TRUST &	75	182,039	1000	13,071	1,415.00																																																																																																																		
2019	2019-660017679	FLAGG, OPAL O-TRUST &	75	169,225	1000	13,071	1,404.00																																																																																																																		
2018	2018-660017679	FLAGG, OPAL O-TRUST &	75	173,987	1000	13,071	1,411.00																																																																																																																		
2017	2017-660017679	FLAGG, OPAL O-TRUST &	75	172,511	1000	13,072	1,402.00																																																																																																																		
2016	2016-660017679	FLAGG, OPAL O-TRUST &	75	168,095	1000	12,662	1,356.00																																																																																																																		
2015	2015-660017679	FLAGG, OPAL O-TRUST &	75	162,852	1000	12,264	1,337.00																																																																																																																		
2014	2014-660017679	FLAGG, OPAL O &	75	161,406	1000	11,878	1,314.00																																																																																																																		
2013	2013-660017679	FLAGG, OPAL O	75	152,174	1000	11,502	1,243.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:04:20
 Page 2

Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	2.5							
Non-Ag Acres	2.5282							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
	0							
	0							
Method	Square-Foot	\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/5/2020						
Base Lot Value	110,127.00 x .45 = 49,312	GRM Approach						
Factor Value		GRM Code						
Adjustments	1.0000	Gross Rent 0.00						
Lot Value	49,312	Indicated Value						
Residential Data				Multiple Regression				
Type	1 Single Family Residence	MRA Code 1 Test						
Condition	3 - Average	Adusted R 0.8445						
Quality	3 - Average	Indicated Value 229,578 121.60 Per SqFt						
Architecture	TRAD TRADITIONAL	Direct Comparables						
Style	100% One Story	Selection Model 1 Res						
Exterior Wall	100% Veneer, Masonry	Adjustment Model A2 AO Test						
Base/Total Area	1,888 / 1,888	Comparables 4						
Style	100% One Story	Indicated Value 364,710 Per SqFt						
HVAC	100% Warmed & Cooled Air	Value Reconciliation						
Roof Cover	1 Composition Shingle	Selected Approach Cost Approach						
Area on Slab	1,888	Improvements 170,224						
Fixture/RghIn	11 /	Lot Value 49,312						
Bed/F/H Bath	3 / 2.0 /	Indicated Value 219,536 116.28 Per SqFt						
Basement Area		Agland Value						
Garage Type	504 Attached Garage - Finished	Site Improvements 21,624						
Remodel		Total Value 241,160 127.73 Total Value Per SqFt						
Year/Eff Age	1977 / 37							
Cost Approach		Manual : 01/2025						
Base Cost	108.81	Total Misc Impr	+	9,324				
Roofing Adj	+ 4.76	Garage Cost	+	20,094				
Subfloor Adj	+ -2.25	Total RCN	=	278,955				
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	122,740				
Plumbing Adj	+ 8.21	Lump Sums	+	14,009				
Basement Adj	+ 0.00	RCNLD	=	170,224				
Adj Base Cost	= 132.17	Lot Value	+	49,312				
Total Area	x 1,888	Indicated Value	=	219,536				
Adjusted Cost	= 249,537	Value Per SqFt		116.28				
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	42816	28x5		140	26.49		3,709
WODC	WOOD DECK - COVERED	42817	21x16		336	29.71	6%	9,384
WODO	WOOD DECK - OPEN	42818	16x16		256	19.22	6%	4,625



Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:04:20
 Page 3

Sketch Image

660017679



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,888	1.000	1,888
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	140	1.000	140
4	M	WODC		13	WODC	336	1.000	336
5	M	WODO		13	WODO	256	1.000	256
Total Building Area						1,888		1,888



Rogers




Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:04:20
 Page 4

660017679

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	24x26x8	Base	Formed Metal	624	
	Qual	3.5	Cond 3	Year 2021	Eff Age 4		
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)		RCNLD
	Base Cost (32.95 x 624)		20,561		20,561	1,439	19,122
	SHDS	Shed - Small	10x12x6	Base	Composition Shingle	120	
	Qual	3	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ 80% Func)		RCNLD
	Base Cost (24.88 x 120)		2,986		2,986	2,687	299
	BNGP	Barn - General Purpose	36x20x8	Base	Galvanized Metal	720	
	Qual	3	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ 0% Func)		RCNLD
	Base Cost (20.40 x 720)		14,688		14,688	12,485	2,203