



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 00:33:43  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660018796 <b>Parcel ID</b> 000000-00-0-00033-001-0007 <b>Cadastral ID</b> 21-22-17-01630 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 265200 AVERY, SHARON  4717 S LEWIS PL TULSA OK 74105-0000  <b>Parcel Location</b> <b>Situs</b> 18720 E 440 RD <b>Subdivision</b> BIG VALLEY ESTATES <b>Lot/Block</b> 0007 / 0001 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 21 / 22 / 17 / 5 <b>Neighborhood</b> 1005 - R-V02-NE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.37889797 -95.49440105																																																																																																																									
<b>Legal Description</b> LOTS 5-6 & 7 BLOCK 1 BIG VALLEY ESTATES					<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																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
<b>Exemptions</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<b>Sale History</b> <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>1058/510</td> <td>AVERY, CARL (MRS)</td> <td>10/18/1997</td> <td>0</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	1058/510	AVERY, CARL (MRS)	10/18/1997	0	No																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
1058/510	AVERY, CARL (MRS)	10/18/1997	0	No																																																																																																																					
<b>Parcel Valuation</b> <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>98.320</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 77,607</td> <td>77,607</td> <td>11%</td> <td>8,537</td> <td>Assessed</td> <td>13,525</td> <td>1,329.78</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 67,992</td> <td>45,343</td> <td></td> <td>4,988</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 145,599</td> <td>122,950</td> <td></td> <td>13,525</td> <td>Total Taxable</td> <td>13,525</td> <td>1,330.00</td> </tr> </tbody> </table>										Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	0	Land Value 77,607	77,607	11%	8,537	Assessed	13,525	1,329.78	Year Frozen	0	Improvements 67,992	45,343		4,988	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 145,599	122,950		13,525	Total Taxable	13,525	1,330.00																																																																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax																																																																																																																	
Remove Cap	0	Land Value 77,607	77,607	11%	8,537	Assessed	13,525	1,329.78																																																																																																																	
Year Frozen	0	Improvements 67,992	45,343		4,988	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 145,599	122,950		13,525	Total Taxable	13,525	1,330.00																																																																																																																	
<b>Assessment History</b> <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>2025-660018796</td><td>AVERY, SHARON</td><td>94</td><td>143,398</td><td>0</td><td>12,881</td><td>1,267.00</td></tr> <tr><td>2024</td><td>2024-660018796</td><td>AVERY, SHARON</td><td>94</td><td>118,831</td><td>0</td><td>12,267</td><td>1,284.00</td></tr> <tr><td>2023</td><td>2023-660018796</td><td>AVERY, SHARON</td><td>94</td><td>108,468</td><td>0</td><td>11,683</td><td>1,248.00</td></tr> <tr><td>2022</td><td>2022-660018796</td><td>AVERY, SHARON</td><td>94</td><td>108,468</td><td>0</td><td>11,127</td><td>1,199.00</td></tr> <tr><td>2021</td><td>2021-660018796</td><td>AVERY, SHARON</td><td>94</td><td>108,211</td><td>0</td><td>10,598</td><td>1,105.00</td></tr> <tr><td>2020</td><td>2020-660018796</td><td>AVERY, SHARON</td><td>94</td><td>109,190</td><td>0</td><td>10,092</td><td>1,050.00</td></tr> <tr><td>2019</td><td>2019-660018796</td><td>AVERY, SHARON</td><td>94</td><td>106,433</td><td>0</td><td>9,612</td><td>986.00</td></tr> <tr><td>2018</td><td>2018-660018796</td><td>AVERY, SHARON</td><td>94</td><td>109,619</td><td>0</td><td>9,155</td><td>949.00</td></tr> <tr><td>2017</td><td>2017-660018796</td><td>AVERY, SHARON</td><td>94</td><td>109,140</td><td>0</td><td>8,718</td><td>891.00</td></tr> <tr><td>2016</td><td>2016-660018796</td><td>AVERY, SHARON</td><td>94</td><td>107,672</td><td>0</td><td>8,303</td><td>846.00</td></tr> <tr><td>2015</td><td>2015-660018796</td><td>AVERY, SHARON</td><td>94</td><td>106,536</td><td>0</td><td>7,908</td><td>823.00</td></tr> <tr><td>2014</td><td>2014-660018796</td><td>AVERY, SHARON</td><td>94</td><td>108,645</td><td>0</td><td>7,531</td><td>770.00</td></tr> <tr><td>2013</td><td>2013-660018796</td><td>AVERY, SHARON</td><td>94</td><td>108,413</td><td>0</td><td>7,173</td><td>723.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660018796	AVERY, SHARON	94	143,398	0	12,881	1,267.00	2024	2024-660018796	AVERY, SHARON	94	118,831	0	12,267	1,284.00	2023	2023-660018796	AVERY, SHARON	94	108,468	0	11,683	1,248.00	2022	2022-660018796	AVERY, SHARON	94	108,468	0	11,127	1,199.00	2021	2021-660018796	AVERY, SHARON	94	108,211	0	10,598	1,105.00	2020	2020-660018796	AVERY, SHARON	94	109,190	0	10,092	1,050.00	2019	2019-660018796	AVERY, SHARON	94	106,433	0	9,612	986.00	2018	2018-660018796	AVERY, SHARON	94	109,619	0	9,155	949.00	2017	2017-660018796	AVERY, SHARON	94	109,140	0	8,718	891.00	2016	2016-660018796	AVERY, SHARON	94	107,672	0	8,303	846.00	2015	2015-660018796	AVERY, SHARON	94	106,536	0	7,908	823.00	2014	2014-660018796	AVERY, SHARON	94	108,645	0	7,531	770.00	2013	2013-660018796	AVERY, SHARON	94	108,413	0	7,173	723.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660018796	AVERY, SHARON	94	143,398	0	12,881	1,267.00																																																																																																																		
2024	2024-660018796	AVERY, SHARON	94	118,831	0	12,267	1,284.00																																																																																																																		
2023	2023-660018796	AVERY, SHARON	94	108,468	0	11,683	1,248.00																																																																																																																		
2022	2022-660018796	AVERY, SHARON	94	108,468	0	11,127	1,199.00																																																																																																																		
2021	2021-660018796	AVERY, SHARON	94	108,211	0	10,598	1,105.00																																																																																																																		
2020	2020-660018796	AVERY, SHARON	94	109,190	0	10,092	1,050.00																																																																																																																		
2019	2019-660018796	AVERY, SHARON	94	106,433	0	9,612	986.00																																																																																																																		
2018	2018-660018796	AVERY, SHARON	94	109,619	0	9,155	949.00																																																																																																																		
2017	2017-660018796	AVERY, SHARON	94	109,140	0	8,718	891.00																																																																																																																		
2016	2016-660018796	AVERY, SHARON	94	107,672	0	8,303	846.00																																																																																																																		
2015	2015-660018796	AVERY, SHARON	94	106,536	0	7,908	823.00																																																																																																																		
2014	2014-660018796	AVERY, SHARON	94	108,645	0	7,531	770.00																																																																																																																		
2013	2013-660018796	AVERY, SHARON	94	108,413	0	7,173	723.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 00:33:43  
 Page 2

Lot Data	Square-Foot - NBHD 1005 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 14.62 <b>Non-Ag Acres</b> 14.5736 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 634,825.00 x .12 = 77,607 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 77,607		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	0
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,274 / 1,274
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Wall Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1954 / 54

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 99,290 77.94 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.92	<b>Total Misc Impr</b>	+ 11,491	<b>Roofing Adj</b>	+ 5.05	<b>Garage Cost</b>	+ 160,205
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 92,919	<b>Heat/Cool Adj</b>	+ 0.93	<b>Depreciation ( 58%)</b>	- 0
<b>Plumbing Adj</b>	+ 4.83	<b>Lump Sums</b>	+ 67,286	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 77,607
<b>Adj Base Cost</b>	= 116.73	<b>Lot Value</b>	+ 144,893	<b>Adjusted Cost</b>	= 148,714	<b>Value Per SqFt</b>	113.73

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 67,286 <b>Lot Value</b> 77,607 <b>Indicated Value</b> 144,893 113.73 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 706 <b>Total Value</b> 145,599 114.28 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	45620	28x8		224	26.23		5,876



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

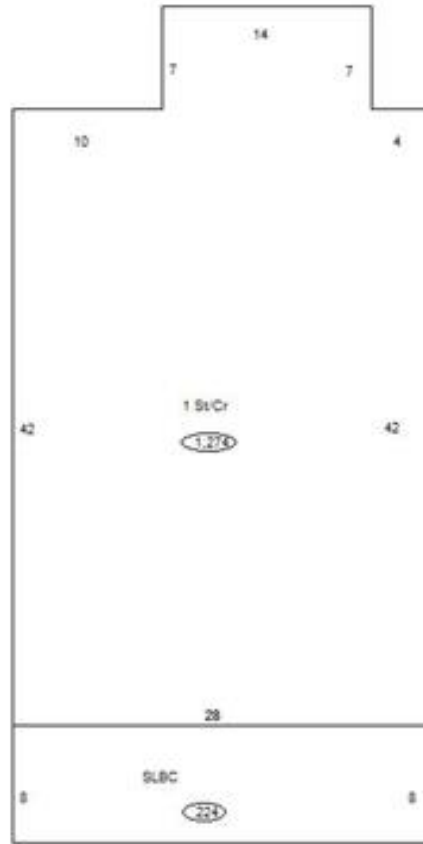
Date 04/17/2026

Time 00:33:43

Page 3

Sketch Image

660018796



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,274	1.000	1,274
2	M	PRCH		10	SLBC	224	1.000	224
<b>Total Building Area</b>						1,274		1,274



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 00:33:43  
Page 4

660018796

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x12x6	Plank	Composition Shingle	144
	Qual	3	Cond 3	Year 1990	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (24.53 x 144)		3,532		3,532 2,826		706