



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 660020577 Parcel ID 22N16E-24-1-00000-000-0000 Cadastral ID 24-22-16-00410 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 325207 CHARLES, DONALD E & LEVEDA L-TRUSTEES 15484 E 440 RD CLAREMORE OK 74019-0000 Parcel Location Situs 15484 E 440 RD Subdivision Lot/Block / Parcel Size 50 - Acres Sec/Twn/Rng 24 / 22 / 16 / 1 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (124)\IMG_0010.JPG 12/20/2022</p>														
Legal Description Lat/Long: 36.37585424 -95.54953237																			
E2 W2 W2 NE & W2 E2 NW NE & E2 SW NE					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	/	CHARLES, DON E	07/30/2018	0	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax										
Remove Cap	0		Land Value 8,755	8,755	11%	963	Assessed	17,272	1,749.83										
Year Frozen	0		Improvements 182,868	148,267		16,309	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0		Total Value 191,623	157,022		17,272	Total Taxable	16,272	1,662.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660020577	CHARLES, DONALD E &			75	169,328	1000	15,769	1,611.00										
2024	2024-660020577	CHARLES, DONALD E &			75	172,337	1000	15,281	1,570.00										
2023	2023-660020577	CHARLES, DONALD E &			75	172,843	1000	14,807	1,555.00										
2022	2022-660020577	CHARLES, DONALD E &			75	165,980	1000	14,346	1,539.00										
2021	2021-660020577	CHARLES, DONALD E &			75	164,891	1000	13,899	1,450.00										
2020	2020-660020577	CHARLES, DONALD E &			75	163,737	1000	13,465	1,458.00										
2019	2019-660020577	CHARLES, DONALD E &			75	154,782	1000	13,044	1,401.00										
2018	2018-660020577	CHARLES, DONALD E &			75	160,380	1000	12,635	1,364.00										
2017	2017-660020577	CHARLES, DON E			75	158,362	1000	12,238	1,313.00										
2016	2016-660020577	CHARLES, DON E			75	154,484	1000	11,852	1,270.00										
2015	2015-660020577	CHARLES, DON E			75	155,024	1000	11,478	1,253.00										
2014	2014-660020577	CHARLES, DON E			75	159,371	1000	11,115	1,230.00										
2013	2013-660020577	CHARLES, DON E			75	158,626	1000	10,762	1,164.00										



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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		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,320 / 1,854
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,320
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1990 / 27



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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	94.96	Total Misc Impr	+ 33,236				
Roofing Adj	+ 4.11	Garage Cost	+ 33,236				
Subfloor Adj	+ -1.64	Total RCN	= 256,828				
Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 100,163				
Plumbing Adj	+ 10.53	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 156,665				
Adj Base Cost	= 120.60	Lot Value	+ 156,665				
Total Area	x 1,854	Indicated Value	= 156,665				
Adjusted Cost	= 223,592	Value Per SqFt	84.50				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	156,665		
Lot Value			
Indicated Value	156,665	84.50	Per SqFt
Agland Value	8,755		
Site Improvements	26,203		
Total Value	348,288	187.86	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	50535		468	468	25.46		11,915
PRCH	SLAB PORCH - COVERED	50536	26x24		624	25.17		15,706



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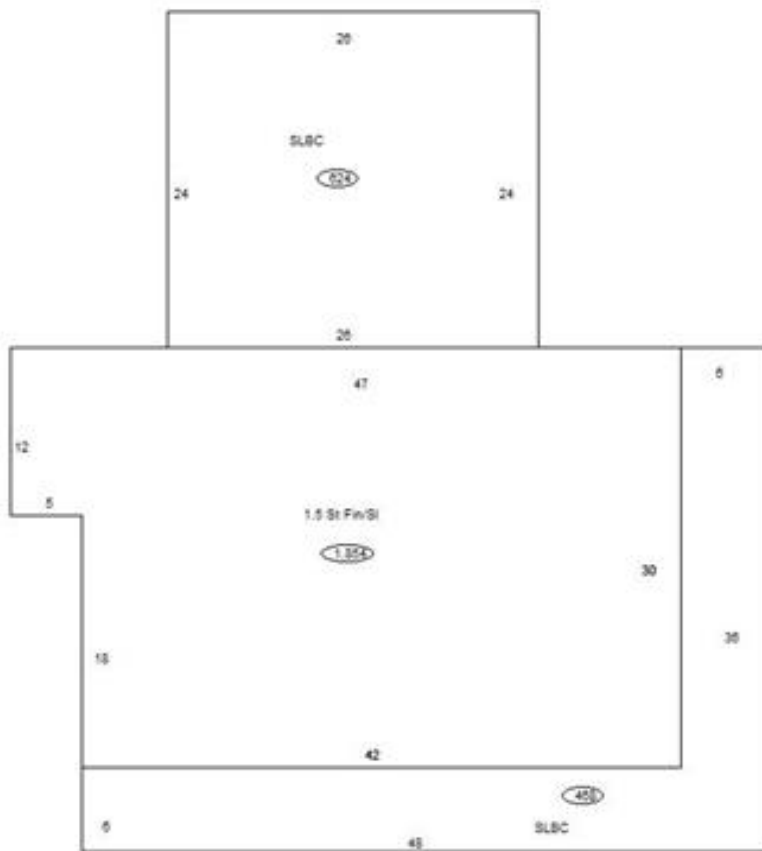
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,320	1.405	1,854
2	M	PRCH		10	SLBC	468	1.000	468
3	M	PRCH		10	SLBC	624	1.000	624
4	U	^UL	Overhang	10	Upper Level	534	1.000	534
Total Building Area						1,320		1,854



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,600
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (9.66 x 1,600)		15,456		15,456	15,456	
	BARN	BARN	0x0x0			4,340
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
Base Cost (8.02 x 4,340)		34,807		34,807	12,182	22,625
	BARN	BARN	0x0x0			400
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (10.48 x 400)		4,192		4,192	4,192	
	LF	LOAFING SHED	0x0x0			1,680
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD	
Base Cost (4.26 x 1,680)		7,157		7,157	3,579	3,578
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			35.181	168	168	5,910	5,910
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			14.819	192	192	2,845	2,845
NTV PST Totals						50.000			8,755	8,755
Total Agland						50.000			8,755	8,755