



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:59:19
Page 1

Assessment Data					Primary Image														
Account 660021041 Parcel ID 000000-00-0-00258-002-0006 Cadastral ID 25-22-16-02200 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 303543 EGLESTON, TERRY BRUCE & MELODY JANE CO TRUSTEES 17152 S 4190 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17152 S 4190 RD Subdivision DOGWOOD ACRES Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 22 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-28\IMG_00' 12/28/2022</p>														
Legal Description Lat/Long: 36.36308148 -95.54426644																			
LOT 6 BLOCK 2 DOGWOOD ACRES					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" style="height: 100px;"> </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	2126/521	SCHALK, WILLIAM L & LINDA~J	09/13/2010	262,500	YES										
					1110/844	TROGDON, ROBERT M	05/04/1998	179,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax										
Remove Cap	2011		Land Value 95,568	49,778	11%	5,476	Assessed	32,373	3,182.91										
Year Frozen	0		Improvements 259,167	244,523		26,897	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0		Total Value 354,735	294,301		32,373	Total Taxable	31,373	3,095.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660021041	EGLESTON, TERRY BRUCE &			94	338,095	1000	30,430	3,002.00										
2024	2024-660021041	EGLESTON, TERRY BRUCE &			94	467,972	1000	29,514	3,106.00										
2023	2023-660021041	EGLESTON, TERRY BRUCE &			94	269,329	1000	28,626	3,073.00										
2022	2022-660021041	EGLESTON, TERRY BRUCE &			94	270,236	1000	28,726	3,113.00										
2021	2021-660021041	EGLESTON, TERRY BRUCE &			94	287,789	1000	30,657	3,211.00										
2020	2020-660021041	EGLESTON, TERRY BRUCE &			94	289,085	1000	30,228	3,158.00										
2019	2019-660021041	EGLESTON, TERRY BRUCE &			94	275,627	1000	29,319	3,020.00										
2018	2018-660021041	EGLESTON, TERRY BRUCE &			94	282,878	1000	30,117	3,135.00										
2017	2017-660021041	EGLESTON, TERRY BRUCE &			94	280,610	1000	29,867	3,067.00										
2016	2016-660021041	EGLESTON, TERRY BRUCE &			94	273,645	1000	29,101	2,977.00										
2015	2015-660021041	EGLESTON, TERRY BRUCE &			94	266,067	1000	28,267	2,953.00										
2014	2014-660021041	EGLESTON, TERRY BRUCE &			94	273,392	1000	28,084	2,881.00										
2013	2013-660021041	EGLESTON, TERRY BRUCE &			94	257,631	1000	27,237	2,753.00										



Rogers

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Date 04/16/2026
Time 23:59:20
Page 2

Lot Data		Square-Foot - NBHD 1029 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	4.8787							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY					0		
						0		
Method	Square-Foot							
Base Lot Value	212,515.00 x .45 = 95,568			\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-28\IMG_00		12/28/2022		
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	95,568			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	3.5 - Average			Adusted R 0.8445				
Architecture				Indicated Value 325,644 128.81 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood			Selection Model A Adam Test				
Base/Total Area	2,528 / 2,528			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 5				
HVAC	100% Warmed & Cooled Air			Indicated Value 370,410 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	2,528			Selected Approach Cost Approach				
Fixture/RghIn	14 /			Improvements 229,022				
Bed/F/H Bath	3 / 2.5 /			Lot Value 95,568				
Basement Area				Indicated Value 324,590 128.40 Per SqFt				
Garage Type	512 Attached Garage - Unfinished 2 Stalls			Agland Value				
Remodel				Site Improvements 30,145				
Year/Eff Age	1986 / 30			Total Value 354,735 140.32 Total Value Per SqFt				
Cost Approach		Manual : 01/2025						
Base Cost	106.13	Total Misc Impr	+ 11,508					
Roofing Adj	+ 5.15	Garage Cost	+ 20,270					
Subfloor Adj	+ -3.37	Total RCN	= 363,527					
Heat/Cool Adj	+ 14.47	Depreciation (37%)	- 134,505					
Plumbing Adj	+ 8.85	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 229,022					
Adj Base Cost	= 131.23	Lot Value	+ 95,568					
Total Area	x 2,528	Indicated Value	= 324,590					
Adjusted Cost	= 331,749	Value Per SqFt	128.40					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	51382	7x6		42	29.40		1,235
PATO	SLAB PORCH - OPEN	51383	126		126	12.66		1,595
PATO	SLAB PORCH - OPEN	51384	187		187	12.02		2,248



Rogers

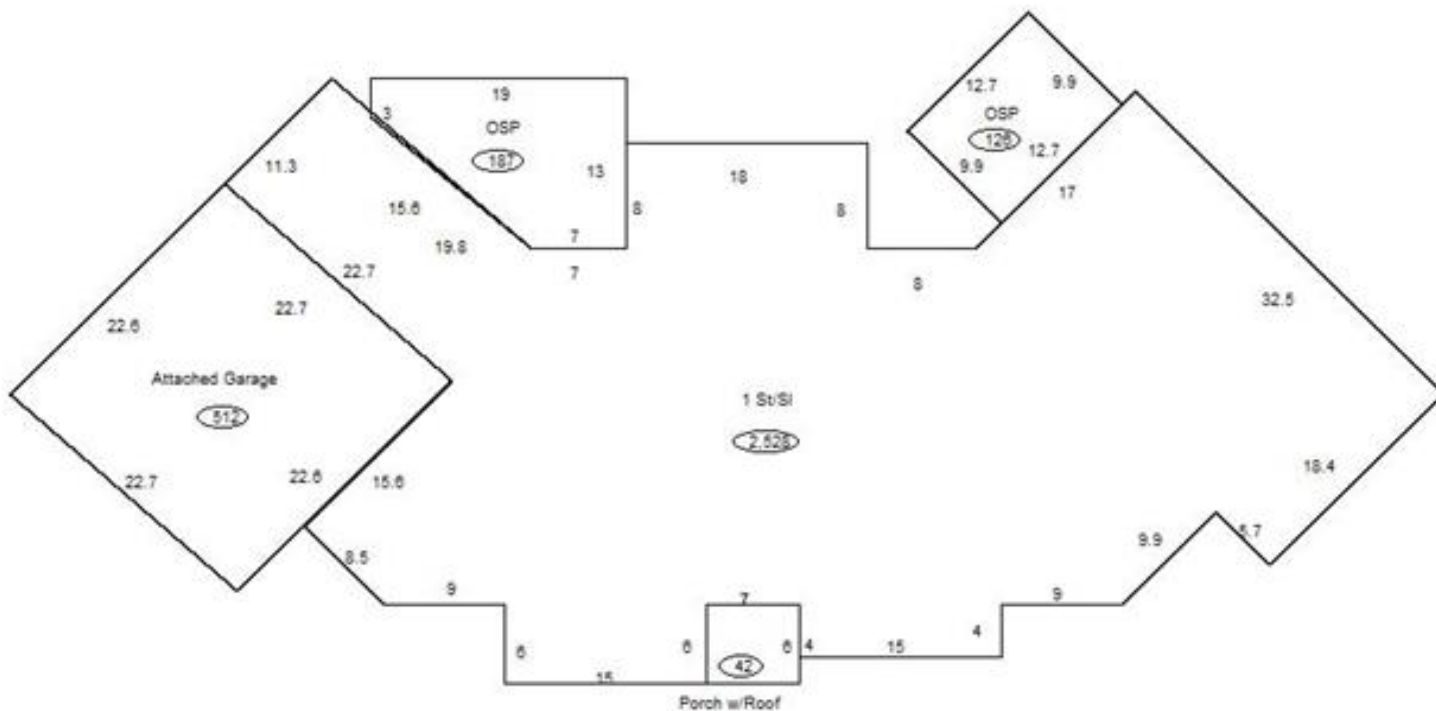
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Date 04/16/2026
 Time 23:59:20
 Page 3

Sketch Image

660021041



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,528	1.000	2,528
2	G	1		13	Attached Garage	512	1.000	512
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PATO		13	Open Slab	126	1.000	126
5	M	PATO		13	Open Slab	187	1.000	187
Total Building Area						2,528		2,528



Rogers



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Date 04/16/2026
 Time 23:59:20
 Page 4

660021041

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (28.71 x 1,500) 43,065		Modifier Total	RCN 43,065	Depr (30% Phys/ % Func) 12,920	RCNLD 30,145
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD