



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:09:11
 Page 1

| Assessment Data | | | | | Primary Image | | | | |
|--|-------------------------------|-------------------------|--------------|-------------|---------------|-------------------|------------|-------------|------|
| Account | 660022271 | | | | | | | | |
| Parcel ID | 22N16E-26-2-00000-000-0000 | | | | | | | | |
| Cadastral ID | 26-22-16-01600 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | RC | VI Area 1 | | | | | | | |
| Tax Area | 94 - SEQUOYAH/TRI-DISTRICT FI | | | | | | | | |
| Name ID | 341269 | | | | | | | | |
| EVERWOOD PROPERTIES LLC | | | | | | | | | |
| PO BOX 1941 CLAREMORE OK 74018-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 17311 S HWY 66 | | | | | | | | |
| Subdivision | | | | | | | | | |
| Lot/Block | / | Parcel Size | 6.01 - Acres | | | | | | |
| Sec/Twn/Rng | 26 / 22 / 16 / 2 | | | | | | | | |
| Neighborhood | 5001 - TASC 2016 | | | | | | | | |
| School District | S006 - SEQUOYAH SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.36243238 -95.57520384 | | | | | | | | | |
| Building Permits | | | | | | | | | |
| PT S2 NW NW & PT NE NW NW S & E HWY LESS TR TO HWY | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | |
| C21-000001 | R22-NEW ADDITION TO BUILDING | 01/2021 | 01/2022 | | | | | | |
| Exemptions | | | | | | | | | |
| Sale History | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| | | | | | / | BIRDSONG, JASON & | 04/14/2023 | 0 | 4 |
| | | | | | / | HIGH-FILL CORP | 04/29/2019 | 200,000 | YES |
| | | | | | 1263/270 | HIGHFILL, RANDY | 12/29/2000 | 0 | No |
| | | | | | 969/312 | HIGHFILL, BOB W | 08/11/1994 | 0 | No |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 98.320 | Current Tax | |
| Remove Cap | 2020 | Land Value | 109,994 | 109,994 | 11% | Assessed | 37,335 | 3,670.78 | |
| Year Frozen | 0 | Improvements | 312,538 | 229,421 | | Penalty | 0 | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | Exemption | 0 | 0.00 | |
| TIF Project ID | 0 | Total Value | 422,532 | 339,415 | | Total Taxable | 37,335 | 3,671.00 | |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660022271 | EVERWOOD PROPERTIES LLC | 94 | 427,507 | 0 | 35,557 | 3,496.00 | | |
| 2024 | 2024-660022271 | EVERWOOD PROPERTIES LLC | 94 | 307,860 | 0 | 33,864 | 3,545.00 | | |
| 2023 | 2023-660022271 | EVERWOOD PROPERTIES LLC | 94 | 403,578 | 0 | 44,393 | 4,740.00 | | |
| 2022 | 2022-660022271 | BIRDSONG, JASON & | 94 | 402,934 | 0 | 44,322 | 4,777.00 | | |
| 2021 | 2021-660022271 | BIRDSONG, JASON & | 94 | 248,115 | 0 | 27,292 | 2,844.00 | | |
| 2020 | 2020-660022271 | BIRDSONG, JASON & | 94 | 248,115 | 0 | 27,292 | 2,840.00 | | |
| 2019 | 2019-660022271 | BIRDSONG, JASON & | 94 | 255,574 | 0 | 18,499 | 1,897.00 | | |
| 2018 | 2018-660022271 | HIGH-FILL CORP | 94 | 278,566 | 0 | 17,618 | 1,826.00 | | |
| 2017 | 2017-660022271 | HIGH-FILL CORP | 94 | 309,697 | 0 | 16,779 | 1,716.00 | | |
| 2016 | 2016-660022271 | HIGH-FILL CORP | 94 | 309,697 | 0 | 15,980 | 1,628.00 | | |
| 2015 | 2015-660022271 | HIGH-FILL CORP | 94 | 138,356 | 0 | 15,219 | 1,583.00 | | |
| 2014 | 2014-660022271 | HIGH-FILL CORP | 94 | 138,356 | 0 | 15,219 | 1,556.00 | | |
| 2013 | 2013-660022271 | HIGH-FILL CORP | 94 | 138,356 | 0 | 15,219 | 1,533.00 | | |



Rogers

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Date 04/16/2026
 Time 21:09:11
 Page 2

| Lot Data | | Primary Image | |
|------------------------------|--------------------|---------------------------|--------------------|
| Lot Size | 0 x 0 | | |
| Lot Count | 0 | | |
| Units Buildable | 6.01 | | |
| Non-Ag Acres | 5.957 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | 0 | | |
| | 0 | | |
| Value Model | 1835 COMM | | |
| Value Method | Square-Foot | | |
| Base Lot Value | 259,507.00 x .51 = | 132,395 | |
| Factor Value | 0 | | |
| Adjustments | 83.08% | | |
| Lot Value | 109,994 | | |
| Cost Approach | | Image Information | |
| Manual Date | 01/2025 | Image ID | 1030684 |
| Total Building Area | 12,080 | Image Date | 8/14/2023 |
| Total Base Value | 831,792 | Name | IMG_0006.JPG |
| Modifier Value | | Description | REVAL 2024 |
| Misc Improvements | 22,479 | | |
| Replacement Cost New | 854,271 | | |
| Phys/Func Depreciation Loss | () | | |
| RCN Less Phys/Func | 367,692 | | |
| Economic Depreciation | 15% | | |
| RCNLD (All Sources) | 312,538 | | |
| Depreciated Improvements | | | |
| Outbuilding Value | | | |
| Total Improvement Value | 312,538 | | |
| Land Value | 109,994 | | |
| Cost Approach Value | 422,532 | | 34.98/SqFt |
| Income Approach | | Value Reconciliation | |
| Potential Gross Income (PGI) | | Selected Valuation Method | Cost Approach |
| Vacancy & Collection Loss | | Total Improvement Value | |
| Miscellaneous Income | | Land Value | 109,994 |
| Effective Gross Income (EGI) | | Total Appraised Value | 422,532 34.98/SqFt |
| Total Expenses | | | |
| Net Operating Income (NOI) | | | |
| Income Capitalization Rate | | | |
| Indicated Value | 0.00 | | |



Rogers

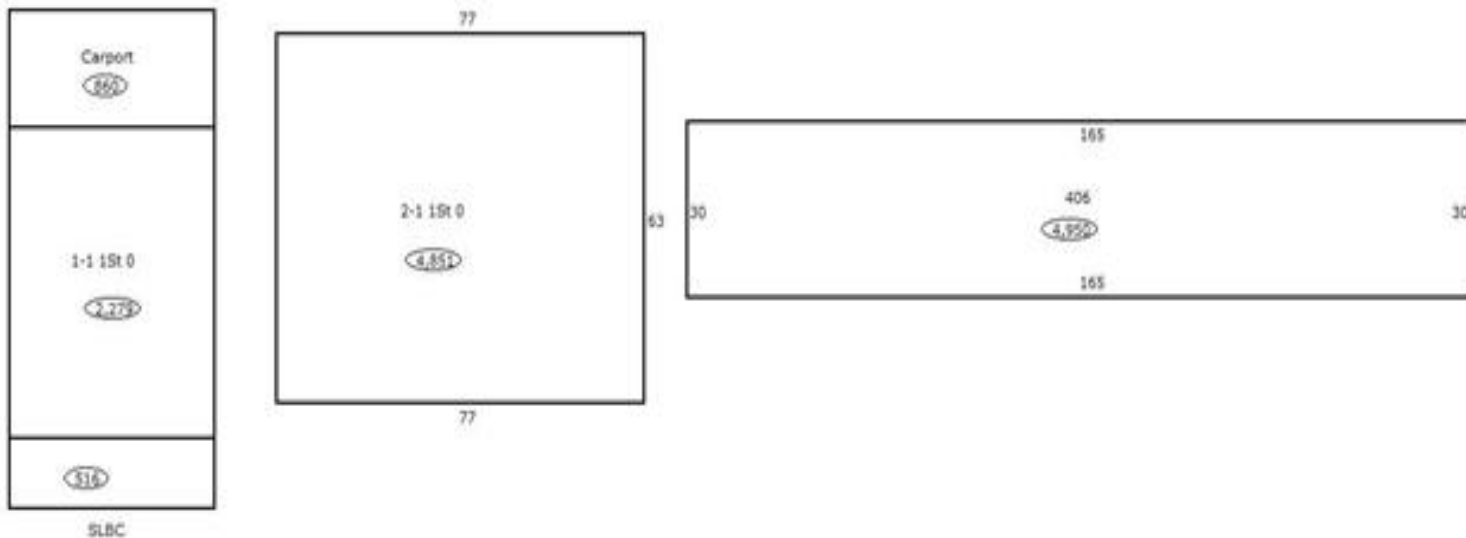
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:09:11
 Page 3

Sketch Image

660022271



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|---------------|------------|---------------|
| 1 | C | 344 | | 25 | 1-1 1St 0 | 2,279 | 1.000 | 2,279 |
| 2 | C | 406 | | 25 | 2-1 1St 0 | 4,851 | 1.000 | 4,851 |
| 3 | M | PRCH | | 25 | SLBC | 516 | 1.000 | 516 |
| 4 | M | CPDT | | 25 | Carport | 860 | 1.000 | 860 |
| 5 | C | 406 | | 25 | 406 | 4,950 | 1.000 | 4,950 |
| Total Building Area | | | | | | 12,080 | | 12,080 |



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/16/2026
Time 21:09:11
Page 4

Account 660022271
Parcel ID 22N16E-26-2-00000-000-0000
Cadastral ID 26-22-16-01600

Tax Area Code 94
Property Class RC
Owners Name EVERWOOD PROPERTIES LLC

Building Data

Building ID 4806
Building Sequence 1
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,950
Average Perimeter 390
Number Of Storys 1.00
Average Wall Ht 10.00
Year Built
Effective Age 1719
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 1 - Low
Condition 1 - Low
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0006.JPG
Image Date 8/14/2023
Image Name IMG_0006.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 38.45
Wall Cost 24.08
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 62.53
Total Area 4,950
Base RCN 309,524
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 309,524
Physical Depreciation 70%
Functional Depreciation
Total Depreciation 70% (216,667)
Total RCNLD 92,857
Lump Sums
Total Building Value 92,857 \$ 18.76 Per SqFt



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/16/2026
Time 21:09:11
Page 5

Account 660022271
Parcel ID 22N16E-26-2-00000-000-0000
Cadastral ID 26-22-16-01600

Tax Area Code 94
Property Class RC
Owners Name EVERWOOD PROPERTIES LLC

Building Data

Building ID 1426
Building Sequence 2
Occupancy 1 344 Office Building 100%
Occupancy 2
Occupancy 3
Total Floor Area 2,279
Average Perimeter 192
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 1980
Effective Age 18
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 2 - Fair
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Hip
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0006.JPG
Image Date 8/14/2023
Image Name IMG_0006.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 83.93
Wall Cost 26.46
HVAC Cost 14.54
Basement Cost 0.00
Total Base Cost 124.93
Total Area 2,279
Base RCN 284,715
Misc Impr Value 22,479

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 307,194
Physical Depreciation 26%
Functional Depreciation
Total Depreciation 26% (79,870)
Total RCNLD 227,324
Lump Sums
Total Building Value 227,324 \$ 99.75 Per SqFt

Miscellaneous Improvements

| Code | Description | Year | Size | Units | Unit Cost | Depr | Value |
|-------------------------------|----------------------|------|-------|-------|-----------|------|---------------|
| PRCH | SLAB PORCH - COVERED | | 43x12 | 516 | 26.68 | | 13,767 |
| CPDT | CARPORT - DETACHED | | 43x20 | 860 | 10.13 | | 8,712 |
| Total Misc Improvement | | | | | | | 22,479 |



Rogers

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Date 04/16/2026
Time 21:09:11
Page 6

Account 660022271
Parcel ID 22N16E-26-2-00000-000-0000
Cadastral ID 26-22-16-01600

Tax Area Code 94
Property Class RC
Owners Name EVERWOOD PROPERTIES LLC

Building Data

Building ID 1427
Building Sequence 3
Occupancy 1 406 Storage Warehouse 100%
Occupancy 2
Occupancy 3
Total Floor Area 4,851
Average Perimeter 280
Number Of Storys 1.00
Average Wall Ht 11.00
Year Built 1980
Effective Age 30
Construction Class 7 - Pre-Engineered Steel Frame
Quality 1 - Low
Condition 2 - Fair
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 15 - No HVAC
Roof Type
Roof Cover

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0006.JPG
Image Date 8/14/2023
Image Name IMG_0006.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 37.51
Wall Cost 11.46
HVAC Cost 0.00
Basement Cost 0.00
Total Base Cost 48.97
Total Area 4,851
Base RCN 237,553
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 237,553
Physical Depreciation 72%
Functional Depreciation 30%
Total Depreciation 80% (190,042)
Total RCNLD 47,511
Lump Sums
Total Building Value 47,511 \$ 9.79 Per SqFt