



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 660022275 <b>Parcel ID</b> 22N16E-26-1-00000-000-0000 <b>Cadastral ID</b> 26-22-16-02000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 40054 ESAU, CLINTON D  14906 E 450 RD CLAREMORE OK 74017-0609  <b>Parcel Location</b> <b>Situs</b> 14906 E 450 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 6 - Acres <b>Sec/Twn/Rng</b> 26 / 22 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-5\IMG_0020. 1/5/2023</p>				
<b>Legal Description</b> Lat/Long: 36.36444995 -95.56262609									
W 395.64' NE NE NE					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
H	Homestead	Yes	1,000	1,000					
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	98.320	<b>Current Tax</b>
Remove Cap	0	<b>Land Value</b>	90,920	7,891	11%	868	<b>Assessed</b>	14,888	1,463.79
Year Frozen	0	<b>Improvements</b>	173,522	127,461		14,020	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-89.00
TIF Project ID	0	<b>Total Value</b>	264,442	135,352		14,888	<b>Total Taxable</b>	13,888	1,375.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660022275	ESAU, CLINTON D			94	258,550	1000	13,455	1,333.00
2024	2024-660022275	ESAU, CLINTON D			94	266,154	1000	13,034	1,381.00
2023	2023-660022275	ESAU, CLINTON D			94	201,956	1000	12,625	1,364.00
2022	2022-660022275	ESAU, CLINTON D			94	178,644	1000	12,229	1,334.00
2021	2021-660022275	ESAU, CLINTON D			94	168,202	1000	11,843	1,249.00
2020	2020-660022275	ESAU, CLINTON D			94	165,030	1000	11,469	1,206.00
2019	2019-660022275	ESAU, CLINTON D			94	156,454	1000	11,106	1,152.00
2018	2018-660022275	ESAU, CLINTON D			94	162,262	1000	10,754	1,128.00
2017	2017-660022275	ESAU, CLINTON D			94	160,661	1000	10,411	1,077.00
2016	2016-660022275	ESAU, CLINTON D			94	155,817	1000	10,079	1,040.00
2015	2015-660022275	ESAU, CLINTON D			94	150,106	1000	9,756	1,028.00
2014	2014-660022275	ESAU, CLINTON D			94	151,500	1000	9,443	975.00
2013	2013-660022275	ESAU, CLINTON D			94	143,463	1000	9,139	930.00



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 6 <b>Non-Ag Acres</b> 5.8361 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 254,222.00 x .36 = 90,920 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 90,920		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,115 / 2,115
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	10 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	780 Carport - Gable Roof
<b>Remodel</b>	
<b>Year/Eff Age</b>	1975 / 38

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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>	252,276	119.28	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	168,756		
<b>Lot Value</b>	90,920		
<b>Indicated Value</b>	259,676	122.78	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	4,766		
<b>Total Value</b>	264,442	125.03	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	106.11	<b>Total Misc Impr</b>	+	24,036			
<b>Roofing Adj</b>	+ 4.63	<b>Garage Cost</b>	+	7,675			
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	306,830			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 45%)</b>	-	138,074			
<b>Plumbing Adj</b>	+ 6.70	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	168,756			
<b>Adj Base Cost</b>	= 130.08	<b>Lot Value</b>	+	90,920			
<b>Total Area</b>	x 2,115	<b>Indicated Value</b>	=	259,676			
<b>Adjusted Cost</b>	= 275,119	<b>Value Per SqFt</b>		122.78			

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	54514	7x3		21	26.86		564
PRCH	SLAB PORCH - COVERED	54515	42x17		714	25.01		17,857
SHLT	STORM SHELTER			1	2019	0.00		



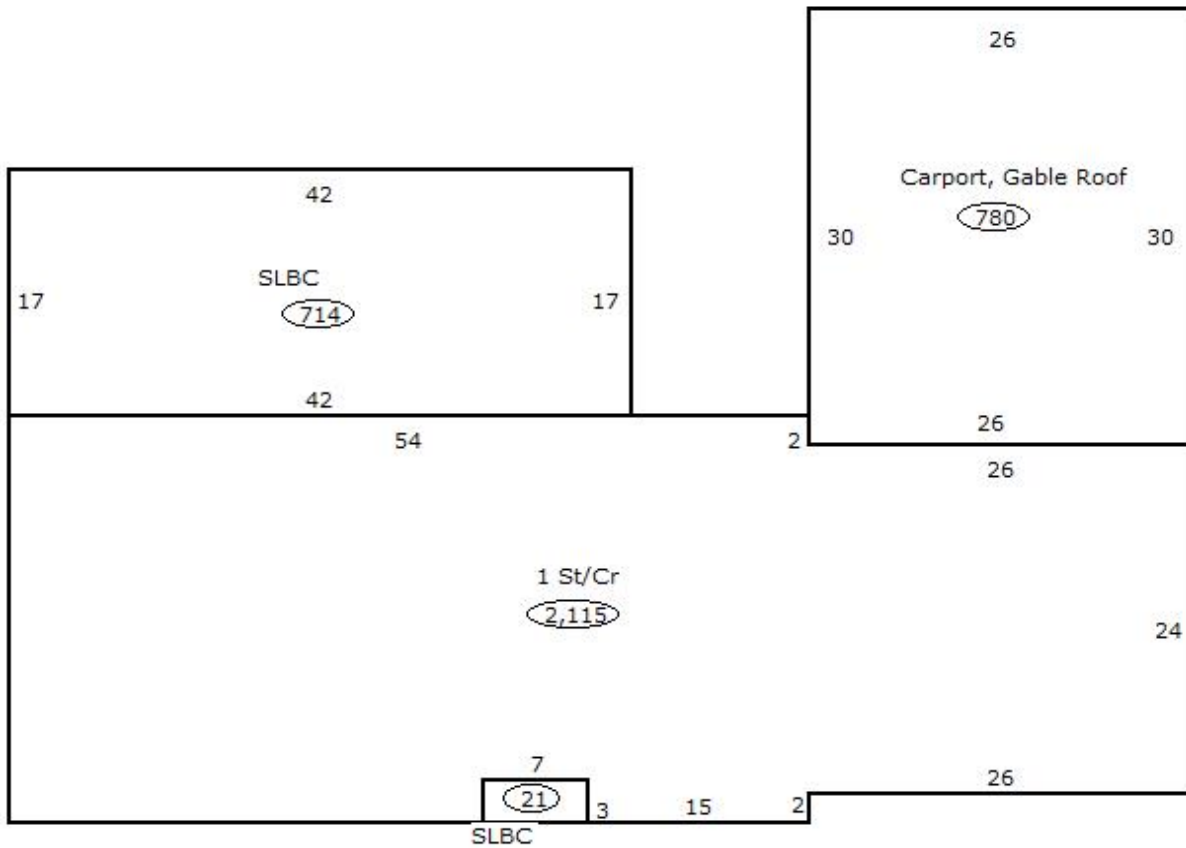
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,115	1.000	2,115
2	M	PRCH		13	SLBC	21	1.000	21
3	M	PRCH		13	SLBC	714	1.000	714
4	G	3		13	Carport, Gable Roof	780	1.000	780
<b>Total Building Area</b>						2,115		2,115



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			640	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (10.48 x 640)		6,707			6,707	3,018	3,689
	STF	STG FAIR	12x16x0			192	
	Qual	2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 192)		899			899	180	719
	LF	LOAFING SHED	10x12x0			120	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.26 x 120)		511			511	153	358