



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 660022292 Parcel ID 000000-00-0-00726-001-0003 Cadastral ID 26-22-16-03530 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 289275 THOMAS, KEVIN BRETT & TRACI 14741 E SEQUOYAH PARK RD CLAREMORE OK 74017-0000 Parcel Location Situs 14741 E SEQUOYAH PARK RD Subdivision SEQUOYAH PARK Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 22 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-5\IMG_0004. 1/5/2023</p>																																																	
Legal Description Lat/Long: 36.35972622 -95.56381855																																																						
LOT 3 BLOCK 1 SEQUOYAH PARK					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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1694/6	FEDERAL NATL MTG ASSOC	07/06/2005	83,000	3																																													
					1683/108	AL-DABBAGH, AGNES ANN &	05/27/2005	0	10																																													
					1230/306	COYLE, THOMAS E JR &	05/19/2000	90,000	Yes																																													
					866/378		10/31/1991	70,000	No																																													
Parcel Valuation					<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>2006</td> <td>Land Value 67,269</td> <td>22,062</td> <td>11%</td> <td>2,427</td> <td>Assessed</td> <td>19,243</td> <td>1,891.97</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 162,558</td> <td>152,871</td> <td> </td> <td>16,816</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>1,000</td> <td>-88.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 229,827</td> <td>174,933</td> <td> </td> <td>19,243</td> <td>Total Taxable</td> <td>18,243</td> <td>1,804.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	2006	Land Value 67,269	22,062	11%	2,427	Assessed	19,243	1,891.97	Year Frozen	0	Improvements 162,558	152,871		16,816	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00	TIF Project ID	0	Total Value 229,827	174,933		19,243	Total Taxable	18,243	1,804.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																													
2025	2025-660022292	THOMAS, KEVIN BRETT &			94	224,536	1000	17,682	1,749.00																																													
2024	2024-660022292	THOMAS, KEVIN BRETT &			94	231,091	1000	17,138	1,810.00																																													
2023	2023-660022292	THOMAS, KEVIN BRETT &			94	160,090	1000	16,610	1,790.00																																													
2022	2022-660022292	THOMAS, KEVIN BRETT &			94	157,017	1000	16,272	1,770.00																																													
2021	2021-660022292	THOMAS, BRETT &			94	163,790	1000	16,898	1,776.00																																													
2020	2020-660022292	THOMAS, BRETT &			94	161,036	1000	16,377	1,717.00																																													
2019	2019-660022292	THOMAS, BRETT &			94	153,372	1000	15,871	1,640.00																																													
2018	2018-660022292	THOMAS, BRETT &			94	158,342	1000	16,418	1,714.00																																													
2017	2017-660022292	THOMAS, BRETT &			94	156,793	1000	16,247	1,674.00																																													
2016	2016-660022292	THOMAS, BRETT &			94	152,834	1000	15,812	1,624.00																																													
2015	2015-660022292	THOMAS, BRETT &			94	149,297	1000	15,423	1,617.00																																													
2014	2014-660022292	THOMAS, BRETT &			94	150,640	1000	15,402	1,585.00																																													
2013	2013-660022292	THOMAS, BRETT &			94	144,765	1000	14,924	1,513.00																																													



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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0805	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,068.00 x 1.43 = 67,269	
Factor Value		
Adjustments	1.0000	
Lot Value	67,269	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,622 / 1,622
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,622
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	680 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	217,211	133.92	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	196,050 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	112.18	Total Misc Impr	+	22,861	
Roofing Adj	+ 4.90	Garage Cost	+	20,427	
Subfloor Adj	+ -2.31	Total RCN	=	265,453	
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	114,145	
Plumbing Adj	+ 9.56	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	151,308	
Adj Base Cost	= 136.97	Lot Value	+	67,269	
Total Area	x 1,622	Indicated Value	=	218,577	
Adjusted Cost	= 222,165	Value Per SqFt		134.76	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,308		
Lot Value	67,269		
Indicated Value	218,577	134.76	Per SqFt
Agland Value			
Site Improvements	11,250		
Total Value	229,827	141.69	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	54563		196	196	26.32		5,159
PRCH	SLAB PORCH - COVERED	54564	38x9		342	25.86		8,844
PATO	SLAB PORCH - OPEN	142188		374	374	8.67		3,243



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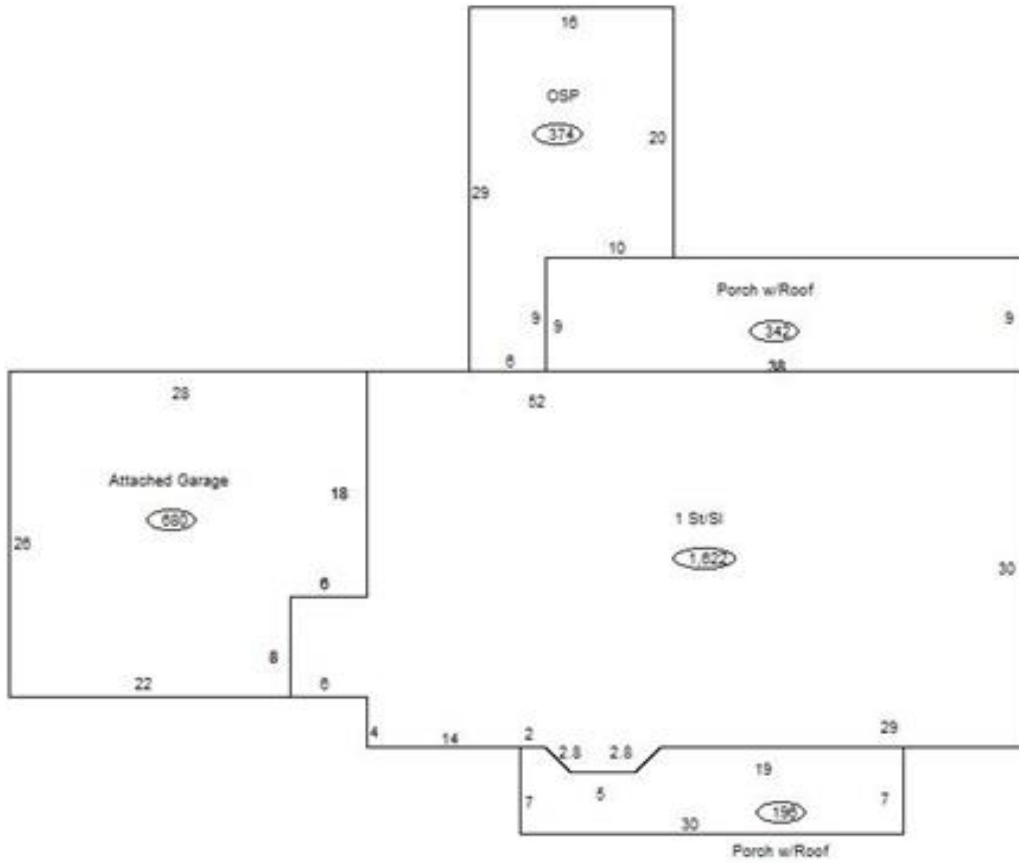
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,622	1.000	1,622
2	G	1		13	Attached Garage	680	1.000	680
3	M	PRCH		13	SLBC	196	1.000	196
4	M	PRCH		13	SLBC	342	1.000	342
5	M	PATO		13	Open Slab	374	1.000	374
Total Building Area						1,622		1,622



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year		Eff Age	

Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	13,750	11,250



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)					