



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	660025016													
Parcel ID	22N17E-29-3-00000-000-0000													
Cadastral ID	29-22-17-01600													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 2												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	347747													
TEAGUE FAMILY TRUST														
PO BOX 1391 CLAREMORE OK 74018-0000														
Parcel Location														
Situs	17581 S 4200 RD													
Subdivision														
Lot/Block	/	Parcel Size	10 - Acres											
Sec/Twn/Rng	29 / 22 / 17 / 3													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.35590943 -95.52399779														
S2 NW NW SW & N2 SW NW SW														
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"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	TEAGUE, EDWARD MIKE & ERIN O	07/29/2025	0	4										
1038/572	VESTAL, JIM V & JANET F	09/04/1996	95,000	Yes										
788/245			67,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	0	Land Value	122,513	40,159	11%	4,417	Assessed	14,917	1,466.64					
Year Frozen	0	Improvements	130,211	95,460		10,500	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00					
TIF Project ID	0	Total Value	252,724	135,619		14,917	Total Taxable	13,917	1,378.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660025016	TEAGUE FAMILY TRUST	94	217,314	1000	13,483	1,336.00							
2024	2024-660025016	TEAGUE, EDWARD MIKE & ERIN O	94	257,338	1000	15,144	1,601.00							
2023	2023-660025016	TEAGUE, EDWARD MIKE & ERIN O	94	180,868	1000	14,673	1,583.00							
2022	2022-660025016	TEAGUE, EDWARD MIKE & ERIN O	94	178,729	1000	14,217	1,548.00							
2021	2021-660025016	TEAGUE, EDWARD MIKE & ERIN O	94	166,204	1000	13,774	1,451.00							
2020	2020-660025016	TEAGUE, EDWARD MIKE & ERIN O	94	159,833	1000	13,343	1,401.00							
2019	2019-660025016	TEAGUE, EDWARD MIKE & ERIN O	94	139,575	1000	12,926	1,339.00							
2018	2018-660025016	TEAGUE, EDWARD MIKE & ERIN O	94	144,247	1000	12,520	1,311.00							
2017	2017-660025016	TEAGUE, EDWARD MIKE & ERIN O	94	143,214	1000	12,127	1,254.00							
2016	2016-660025016	TEAGUE, EDWARD MIKE & ERIN O	94	141,013	1000	11,744	1,210.00							
2015	2015-660025016	TEAGUE, EDWARD MIKE & ERIN O	94	138,907	1000	11,373	1,196.00							
2014	2014-660025016	TEAGUE, EDWARD MIKE & ERIN O	94	140,923	1000	11,013	1,136.00							
2013	2013-660025016	TEAGUE, EDWARD MIKE & ERIN O	94	139,886	1000	10,663	1,085.00							



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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		4
			0
Method	Square-Foot		
Base Lot Value	435,600.00 x .30 = 130,680		
Factor Value	-8,167		
Adjustments	1.0000		
Lot Value	122,513		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/3/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Vinyl
Base/Total Area	1,504 / 1,504
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1956 / 53

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	137,052 91.13 Per SqFt

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	91,750
Lot Value	122,513
Indicated Value	214,263 142.46 Per SqFt
Agland Value	
Site Improvements	38,461
Total Value	252,724 168.03 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	94.54	Total Misc Impr	+	19,891
Roofing Adj	+ 5.09	Garage Cost	+	
Subfloor Adj	+ 1.21	Total RCN	=	199,243
Heat/Cool Adj	+ 11.47	Depreciation (59%)	-	117,553
Plumbing Adj	+ 6.94	Lump Sums	+	10,060
Basement Adj	+ 0.00	RCNLD	=	91,750
Adj Base Cost	= 119.25	Lot Value	+	122,513
Total Area	x 1,504	Indicated Value	=	214,263
Adjusted Cost	= 179,352	Value Per SqFt		142.46

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	61521	10x8		80	24.02		1,922
EPSW	ENCLOSED PORCH - SOLID WALL	61522	26x8		208	61.89		12,873
WODC	WOOD DECK - COVERED	61523	56x8		448	28.07	20%	10,060



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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	10	1 St/Cr	1,504	1.000	1,504
2	M	PRCH		10	SLBC	80	1.000	80
3	M	EPSW		10	EPSW	208	1.000	208
4	M	WODC		10	WODC	448	1.000	448
Total Building Area						1,504		1,504



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	42x30x10	Concrete	Formed Metal	1,260
	Qual 2	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (28.01 x 1,260)		35,293	35,293	17,294	17,999
	BNGP	BARN	30x40x8	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (29.55 x 1,200)		35,460	35,460	17,375	18,085
	LNT0	LEAN-TO	15x42x10	Concrete	Formed Metal	630
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (12.17 x 630)		7,667	7,667	5,290	2,377