



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:25:48
Page 1

Assessment Data					Primary Image									
Account	660026072													
Parcel ID	23N17E-30-3-00000-000-0000													
Cadastral ID	30-23-17-00400													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	70 - FOYIL RURAL/FOYIL FIRE													
Name ID	269496													
WAGNER, BRIAN J T														
16391 E 400 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	16391 E 400 RD													
Subdivision														
Lot/Block	/	Parcel Size	40.7 - Acres											
Sec/Twn/Rng	30 / 23 / 17 / 3													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S007 - FOYIL SCHOOLS													
Legal Description Lat/Long: 36.43988251 -95.53863925														
E2 SW SW & SE SW LESS 20 ACRES RAWHIDE II AND LESS TR BEG AT THE SW/C OF E/2 SW/4 SW/4; TH N01-30-15W 272.25'; TH N88-47 38E' 160'; TH S01-30-15E 272.25'; TH S88-47-38W 160' TO POB														
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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1134/241	LONG, SHEILA F - TRUSTEE	09/22/1998	209,000	No					
					986/452	FRANKLIN, WILLIAM E	04/05/1995	205,000	No					
					776/660			32,500	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax						
Remove Cap	1999	Land Value	3,448	2,846	11%	313	Assessed	18,431	1,873.70					
Year Frozen	0	Improvements	167,151	164,716		18,118	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00					
TIF Project ID	0	Total Value	170,599	167,562		18,431	Total Taxable	17,431	1,785.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660026072	WAGNER, BRIAN J T	70	184,545	1000	16,895	1,730.00							
2024	2024-660026072	WAGNER, BRIAN J T	70	197,725	1000	16,374	1,720.00							
2023	2023-660026072	WAGNER, BRIAN J T	70	165,163	1000	15,868	1,668.00							
2022	2022-660026072	WAGNER, BRIAN J T	70	160,949	1000	15,377	1,623.00							
2021	2021-660026072	WAGNER, BRIAN J T	70	144,543	1000	14,900	1,533.00							
2020	2020-660026072	WAGNER, BRIAN J T	70	142,009	1000	14,621	1,564.00							
2019	2019-660026072	WAGNER, BRIAN J T & DONNA L	70	138,364	1000	14,220	1,527.00							
2018	2018-660026072	WAGNER, BRIAN J T & DONNA L	70	144,074	1000	14,214	1,498.00							
2017	2017-660026072	WAGNER, BRIAN J T & DONNA L	70	142,724	1000	13,771	1,457.00							
2016	2016-660026072	WAGNER, BRIAN J T & DONNA L	70	146,209	1000	13,341	1,461.00							
2015	2015-660026072	WAGNER, BRIAN J T & DONNA L	70	142,648	1000	12,923	1,402.00							
2014	2014-660026072	WAGNER, BRIAN J T & DONNA L	70	144,104	1000	12,518	1,339.00							
2013	2013-660026072	WAGNER, BRIAN J T & DONNA L	70	135,384	1000	12,124	1,269.00							



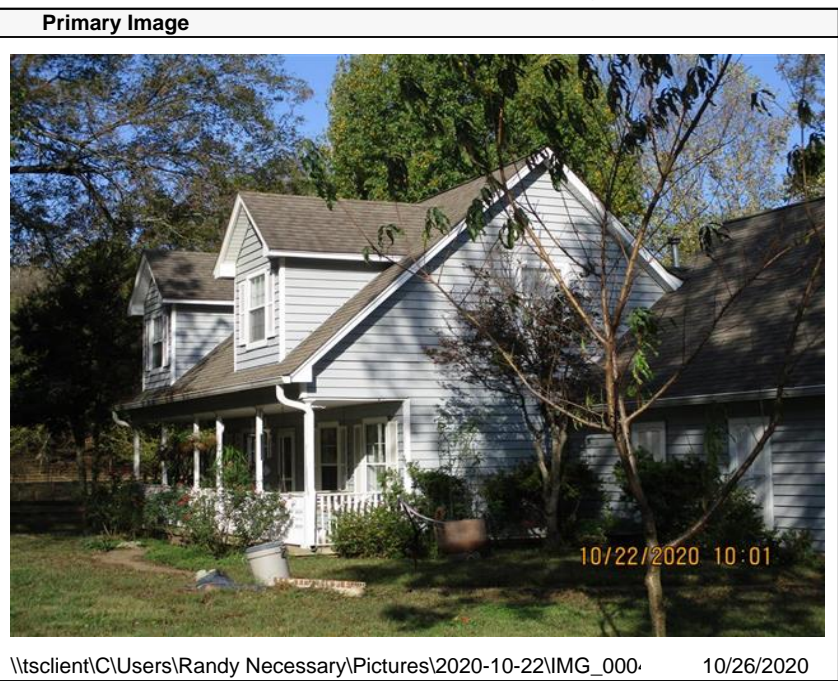
Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:25:49
Page 2

Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,205 / 1,661
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,205
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	624 Attached Garage - Finished
Remodel	
Year/Eff Age	1989 / 28

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	136,877		
Lot Value		82.41	Per SqFt
Indicated Value	136,877		
Agland Value	3,448		
Site Improvements	30,274		
Total Value	170,599	102.71	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	85.35	Total Misc Impr	+	21,233
Roofing Adj	+ 3.38	Garage Cost	+	20,480
Subfloor Adj	+ -0.88	Total RCN	=	220,769
Heat/Cool Adj	+ 11.47	Depreciation (38%)	-	83,892
Plumbing Adj	+ 8.48	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	136,877
Adj Base Cost	= 107.80	Lot Value	+	
Total Area	x 1,661	Indicated Value	=	136,877
Adjusted Cost	= 179,056	Value Per SqFt		82.41

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
EPSW	ENCLOSED PORCH - SOLID WALL	63708		164	164	62.32		10,220
EPKS	Enclosed Porch - Kneewall Screen	63709		38x6	228	25.95		5,917



Rogers

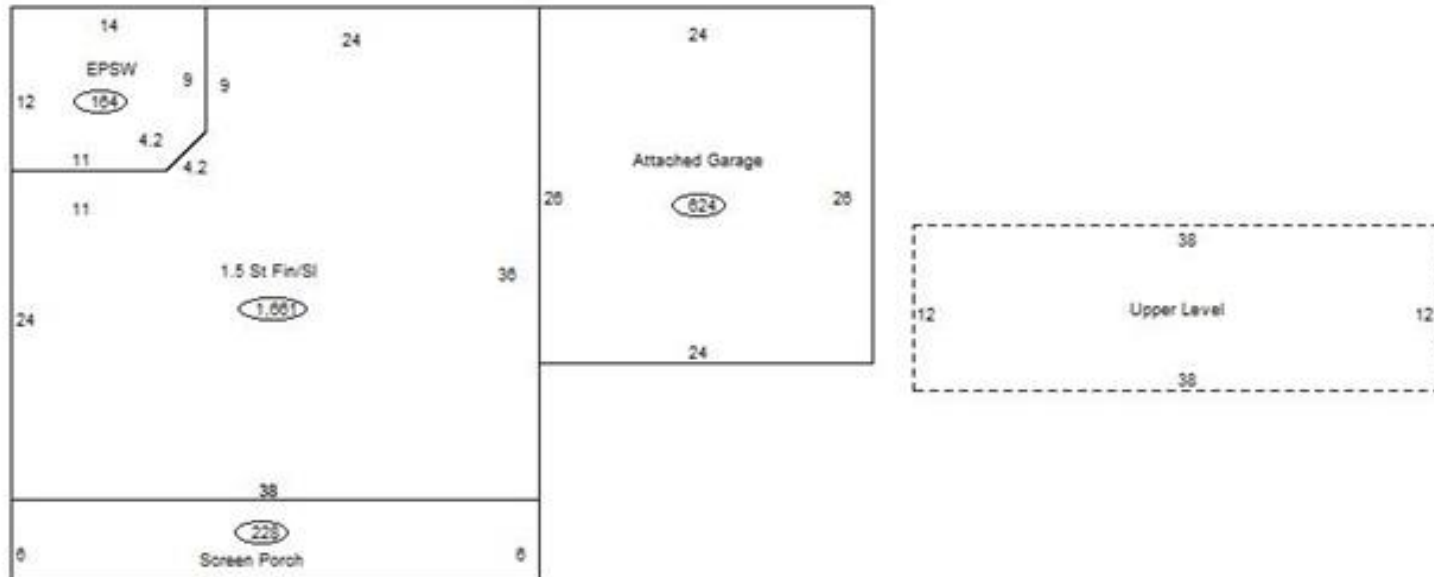
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Date 04/16/2026
 Time 22:25:49
 Page 3

Sketch Image

660026072



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,205	1.378	1,661
2	G	1		13	Attached Garage	624	1.000	624
3	M	EPSW		13	EPSW	164	1.000	164
4	M	EPKS		13	Screen Porch	228	1.000	228
5	U	^UL		13	Upper Level	456	1.000	456
Total Building Area						1,205		1,661



Rogers

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Date 04/16/2026
Time 22:25:49
Page 4

660026072

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Shop Building		50x30x10	Concrete	Formed Metal	1,500
Qual	2	Cond 3	Year 2000	Eff Age 20		

Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (27.99 x 1,500)	41,985		41,985	20,573	21,412

BNGP	Barn		26x40x10	Dirt	Galvanized Metal	1,040
Qual	3	Cond 3	Year 1980	Eff Age 35		

Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
Base Cost (21.85 x 1,040)	22,724		22,724	13,862	8,862



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:25:49
Page 5

Agland Inventory

660026072

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			.359	122	122	44	44
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			1.689	72	72	122	122
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.648	144	144	93	93
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			.193	166	166	32	32
DWA	DWIGHT SILT LOAM 0-1% SLO	NTV PST	50			17.992	120	120	2,159	2,159
ER	ERODED LOAMY LAND	NTV PST	35			1.288	84	84	108	108
HC	HECTOR STONY SANDY LOAM	NTV PST	20			18.532	48	48	890	890
NTV PST Totals						40.700			3,448	3,448
Total Agland						40.700			3,448	3,448