



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:10:27
Page 1

Assessment Data					Primary Image									
Account	660027476													
Parcel ID	22N17E-31-4-00000-000-0000													
Cadastral ID	31-22-17-02700													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 2												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	318393													
WARD, LUNNA G														
18822 S 4200 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	03201 W SUNSET DR													
Subdivision														
Lot/Block	/	Parcel Size	5 - Acres											
Sec/Twn/Rng	31 / 22 / 17 / 4													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.33950817 -95.52619037														
Building Permits														
N2 NE SE SE														
<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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	WARD, JOEL W & LUNNA G	05/14/2025	0	4					
					878/262	SELLER	04/02/1992	43,093	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	0	Land Value	75,536	61,766	11%	6,794	Assessed	6,794	667.99					
Year Frozen	0	Improvements	0	0	0	Penalty	0							
Uncapped Value	0	Mobile Home	0	0	0	Exemption	0	0.00						
TIF Project ID	0	Total Value	75,536	61,766	6,794	Total Taxable	6,794	668.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660027476	WARD, LUNNA G			94	58,825	0	6,471	637.00					
2024	2024-660027476	WARD, JOEL W & LUNNA G			94	95,717	0	6,951	727.00					
2023	2023-660027476	WARD, JOEL W & LUNNA G			94	72,368	0	6,620	707.00					
2022	2022-660027476	WARD, JOEL W & LUNNA G			94	57,313	0	6,305	680.00					
2021	2021-660027476	WARD, JOEL W & LUNNA G			94	68,959	0	7,007	730.00					
2020	2020-660027476	WARD, JOEL W & LUNNA G			94	63,704	0	6,674	695.00					
2019	2019-660027476	WARD, JOEL W & LUNNA G			94	57,778	0	6,356	652.00					
2018	2018-660027476	WARD, JOEL W & LUNNA G			94	61,659	0	6,783	703.00					
2017	2017-660027476	WARD, JOEL W & LUNNA G			94	61,373	0	6,752	691.00					
2016	2016-660027476	WARD, JOEL W & LUNNA G			94	60,450	0	6,650	677.00					
2015	2015-660027476	WARD, JOEL W & LUNNA G			94	59,834	0	6,582	685.00					
2014	2014-660027476	WARD, JOEL W & LUNNA G			94	57,343	0	6,308	645.00					
2013	2013-660027476	WARD, JOEL W & LUNNA G			94	58,177	0	6,399	645.00					



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 Time 23:10:28
 Page 2

Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	4.9362	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	215,022.00 x .35 = 75,536	
Factor Value		
Adjustments	1.0000	
Lot Value	75,536	

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,648 / 1,648
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1958 / 95



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/16/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	99,793	60.55	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	77.25	Total Misc Impr	+	293	
Roofing Adj	+ 3.67	Garage Cost	+	11,987	
Subfloor Adj	+ 2.31	Total RCN	=	159,216	
Heat/Cool Adj	+ 0.70	Depreciation (100%)	-	159,216	
Plumbing Adj	+ 5.23	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=		
Adj Base Cost	= 89.16	Lot Value	+	75,536	
Total Area	x 1,648	Indicated Value	=	75,536	
Adjusted Cost	= 146,936	Value Per SqFt		45.83	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	75,536		
Indicated Value	75,536	45.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	75,536	45.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	66563	8x4		32	9.15		293



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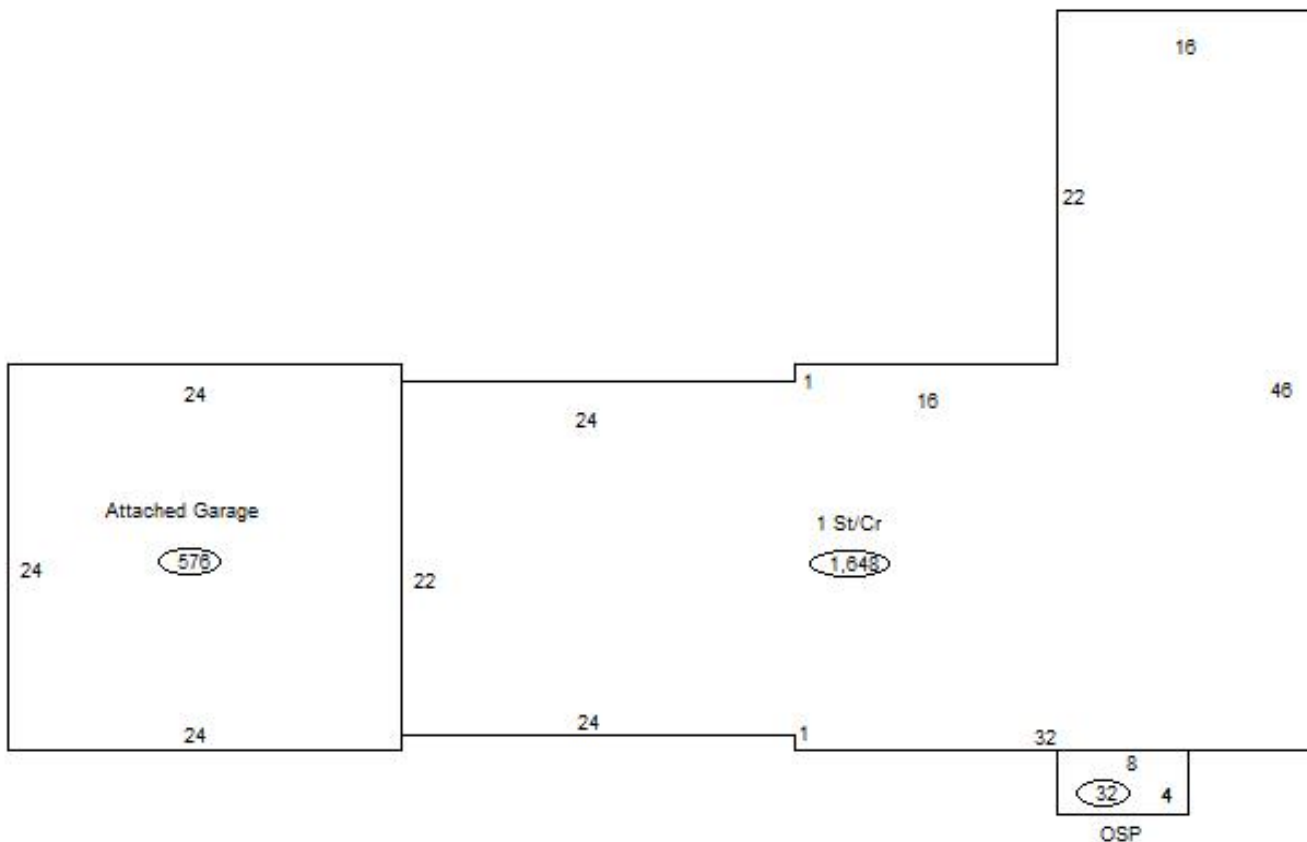
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Date 04/16/2026
 Time 23:10:28
 Page 3

Sketch Image

660027476



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,648	1.000	1,648
2	G	1		13	Attached Garage	576	1.000	576
3	M	PATO		13	Open Slab	32	1.000	32
Total Building Area						1,648		1,648