



# 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> 660028464 <b>Parcel ID</b> 000000-00-0-00552-001-0024 <b>Cadastral ID</b> 33-22-17-02130 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 257583 HUSTING, R EILEEN &  CYRUSS HUSTING TRUSTEES 18422 E OAKRIDGE DR CLAREMORE OK 74017-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 18422 E OAKRIDGE DR <b>Subdivision</b> OAK RIDGE ESTATES <b>Lot/Block</b> 0024 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 33 / 22 / 17 / 5 <b>Neighborhood</b> 1073 - R-V02-NE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.34812329 -95.49984233					<b>Building Permits</b>																																																	
LOT 24 BLOCK 1 OAK RIDGE ESTATES					<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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<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	933/203 835/825	YARBROUGH, MELVIN T &	10/19/1993	86,000 90,000	Yes No																																													
<b>Parcel Valuation</b>					<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>0</td> <td>Land Value 56,549</td> <td>21,242</td> <td>11%</td> <td>2,337</td> <td>Assessed</td> <td>11,911</td> <td>1,171.09</td> </tr> <tr> <td>Year Frozen</td> <td>2010</td> <td>Improvements 231,701</td> <td>87,038</td> <td></td> <td>9,574</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 288,250</td> <td>108,280</td> <td></td> <td>11,911</td> <td>Total Taxable</td> <td>10,911</td> <td>1,083.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	0	Land Value 56,549	21,242	11%	2,337	Assessed	11,911	1,171.09	Year Frozen	2010	Improvements 231,701	87,038		9,574	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00	TIF Project ID	0	Total Value 288,250	108,280		11,911	Total Taxable	10,911	1,083.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660028464	HUSTING, R EILEEN &	94	273,186	1000	10,912	1,083.00																																															
2024	2024-660028464	HUSTING, R EILEEN &	94	237,973	1000	10,910	1,159.00																																															
2023	2023-660028464	HUSTING, R EILEEN &	94	183,177	1000	10,911	1,182.00																																															
2022	2022-660028464	HUSTING, R EILEEN &	94	180,979	1000	10,911	1,193.00																																															
2021	2021-660028464	HUSTING, R EILEEN &	94	185,128	1000	10,911	1,153.00																																															
2020	2020-660028464	HUSTING, R EILEEN &	94	183,580	1000	10,910	1,148.00																																															
2019	2019-660028464	HUSTING, R EILEEN &	94	176,896	1000	10,911	1,132.00																																															
2018	2018-660028464	HUSTING, R EILEEN &	94	184,781	1000	10,911	1,144.00																																															
2017	2017-660028464	HUSTING, R EILEEN &	94	182,567	1000	10,910	1,129.00																																															
2016	2016-660028464	HUSTING, R EILEEN &	94	179,675	1000	10,911	1,125.00																																															
2015	2015-660028464	HUSTING, R EILEEN &	94	177,794	1000	10,911	1,148.00																																															
2014	2014-660028464	HUSTING, R EILEEN &	94	179,469	1000	10,910	1,125.00																																															
2013	2013-660028464	HUSTING, R EILEEN &	94	171,302	1000	10,910	1,109.00																																															



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Lot Data	Square-Foot - NBHD 1073 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	13500	
Non-Ag Acres	4.741	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	206,517.00 x .27 = 56,549	
Factor Value		
Adjustments	1.0000	
Lot Value	56,549	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,074 / 2,074
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,074
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Finished
Remodel	
Year/Eff Age	1975 / 38



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/28/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	310,252	149.59	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	116.10	Total Misc Impr	+	18,542			
Roofing Adj	+ 6.01	Garage Cost	+	29,458			
Subfloor Adj	+ -4.62	Total RCN	=	345,495			
Heat/Cool Adj	+ 16.31	Depreciation ( 45%)	-	155,473			
Plumbing Adj	+ 9.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	190,022			
Adj Base Cost	= 143.44	Lot Value	+	56,549			
Total Area	x 2,074	Indicated Value	=	246,571			
Adjusted Cost	= 297,495	Value Per SqFt		118.89			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	190,022		
Lot Value	56,549		
Indicated Value	246,571	118.89	Per SqFt
Agland Value			
Site Improvements	41,679		
Total Value	288,250	138.98	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	68517	18x5		90	32.91		2,962
PRCH	Porch	68518	20x13		260	32.06		8,336



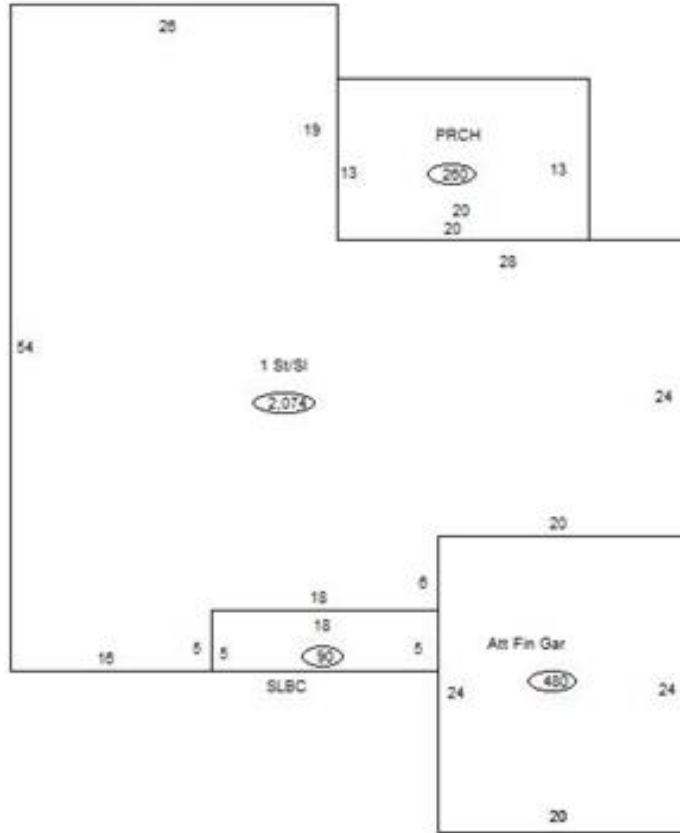
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Sketch Image

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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/SI	2,074	1.000	2,074
2	G	5		13	Att Fin Gar	480	1.000	480
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	PRCH	260	1.000	260
<b>Total Building Area</b>						<b>2,074</b>		<b>2,074</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	50x30x8	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>
Base Cost (29.21 x 1,500)		43,815		43,815	10,954	32,861
	BNGP	BARN	26x40x8	Dirt	Formed Metal	1,040
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>
Base Cost (21.74 x 1,040)		22,610		22,610	13,792	8,818