



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 14:35:59  
Page 1

Assessment Data					Primary Image				
Account	660029591				No Image On File				
Parcel ID	22N16E-34-1-00000-000-0000								
Cadastral ID	34-22-16-00400								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	9 - SEQUOYAH/ NO FIRE								
Name ID	296767								
DJAHEDIAN, LINDA KAY									
18140 S 4170 RD CLAREMORE OK 74017-0000									
<b>Parcel Location</b>									
Situs	18140 S 4170 RD								
Subdivision									
Lot/Block	/	Parcel Size 2.49 - Acres							
Sec/Twn/Rng	34 / 22 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.34875476 -95.58054842									
BEG NW/C E2 NE NE, E 120', S 22-11-30 E 533.30', TH S 86- 48-21 W 186.15' TO POB, TH S 220', E 271.72', S 22-11-30 W 185.78', W 48.10' TO W/L E2 NE NE, TH N 369', E 136' TO POB					<b>Building Permits</b>				
					Number	Description	Opened	Closed	Amount
<b>Exemptions</b>					<b>Sale History</b>				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1908/703	BREWSTER & BREWSTER CONST~INC	10/18/2007	0	4
					1871/883	DJAHEDIAN, LINDA	05/29/2007	0	
					1369/825	DUNLAP, DELORES J	03/21/2002	0	4
					1021/534	KENNEDY, COLEMAN	03/13/1996	0	No
<b>Parcel Valuation</b>									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax
Remove Cap	0	Land Value	57,777	37,319	11%	4,105	Assessed	4,105	362.55
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	57,777	37,319		4,105	Total Taxable	4,105	363.00
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660029591	DJAHEDIAN, LINDA KAY			9	57,777	0	3,910	345.00
2024	2024-660029591	DJAHEDIAN, LINDA KAY			9	57,777	0	3,724	330.00
2023	2023-660029591	DJAHEDIAN, LINDA KAY			9	34,685	0	3,546	322.00
2022	2022-660029591	DJAHEDIAN, LINDA KAY			9	34,685	0	3,377	310.00
2021	2021-660029591	DJAHEDIAN, LINDA KAY			9	34,685	0	3,217	284.00
2020	2020-660029591	DJAHEDIAN, LINDA KAY			9	33,940	0	3,064	279.00
2019	2019-660029591	DJAHEDIAN, LINDA KAY			9	32,450	0	2,918	261.00
2018	2018-660029591	DJAHEDIAN, LINDA KAY			9	32,450	0	2,779	252.00
2017	2017-660029591	DJAHEDIAN, LINDA KAY			9	32,450	0	2,646	236.00
2016	2016-660029591	DJAHEDIAN, LINDA KAY			9	32,450	0	2,521	224.00
2015	2015-660029591	DJAHEDIAN, LINDA KAY			9	32,450	0	2,401	219.00
2014	2014-660029591	DJAHEDIAN, LINDA KAY			9	32,450	0	2,286	211.00
2013	2013-660029591	DJAHEDIAN, LINDA KAY			9	32,450	0	2,177	198.00



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 14:35:59  
 Page 2

Lot Data		Square-Foot - NBHD 2116 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	2.0318							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	88,507.00 x .65 = 57,777							
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	57,777			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	NewTest			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				<b>Value Reconciliation</b>				
Area on Slab				Selected Approach	Cost Approach			
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	57,777			
Basement Area				Indicated Value	57,777	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	57,777	0.00	Total Value Per SqFt	
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 57,777					
Total Area	x	Indicated Value	= 57,777					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value