



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 01:27:18  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 660030755 <b>Parcel ID</b> 22N16E-35-4-00000-000-0000 <b>Cadastral ID</b> 35-22-16-02600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 9 - SEQUOYAH/ NO FIRE <b>Name ID</b> 41284 MCDANIEL, STANLEY A  REV TRUST 18962 S 4185 RD CLAREMORE OK 74017-0974  <b>Parcel Location</b> <b>Situs</b> 18962 S 4185 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.19 - Acres <b>Sec/Twn/Rng</b> 35 / 22 / 16 / 4 <b>Neighborhood</b> 2216 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TRANDY\11-14-2022\101_1114\IMG_0012.JPG 11/14/2022</p>														
<b>Legal Description</b> Lat/Long: 36.33774017 -95.56166086																			
E 500' SE SE SE & S 9' E 500' NE SE SE ABOVE ELEVATION 615'					<b>Building Permits</b> <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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<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	816/315			150,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	88.320	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	60,864	46,562	11%	5,122	<b>Assessed</b>	35,631	3,146.93										
Year Frozen	0	<b>Improvements</b>	294,585	277,353		30,509	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-88.00										
TIF Project ID	0	<b>Total Value</b>	355,449	323,915		35,631	<b>Total Taxable</b>	34,631	3,059.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660030755	MCDANIEL, STANLEY A			9	330,139	1000	33,593	2,967.00										
2024	2024-660030755	MCDANIEL, STANLEY A			9	345,234	1000	32,586	2,890.00										
2023	2023-660030755	MCDANIEL, STANLEY A			9	306,379	1000	31,607	2,869.00										
2022	2022-660030755	MCDANIEL, STANLEY A			9	299,216	1000	30,658	2,814.00										
2021	2021-660030755	MCDANIEL, STANLEY A			9	295,686	1000	29,736	2,622.00										
2020	2020-660030755	MCDANIEL, STANLEY A			9	293,872	1000	28,840	2,626.00										
2019	2019-660030755	MCDANIEL, STANLEY A			9	266,143	1000	27,971	2,505.00										
2018	2018-660030755	MCDANIEL, STANLEY A			9	274,528	1000	27,128	2,459.00										
2017	2017-660030755	MCDANIEL, STANLEY A			9	271,971	1000	26,308	2,349.00										
2016	2016-660030755	MCDANIEL, STANLEY A			9	265,137	1000	25,513	2,267.00										
2015	2015-660030755	MCDANIEL, STANLEY A			9	257,293	1000	24,741	2,252.00										
2014	2014-660030755	MCDANIEL, STANLEY A			9	266,615	1000	23,991	2,213.00										
2013	2013-660030755	MCDANIEL, STANLEY A			9	252,463	1000	23,263	2,111.00										



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Date 04/17/2026  
Time 01:27:18  
Page 2

Lot Data	Square-Foot - NBHD 2216 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.9862	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	130,079.00 x .47 = 60,864	
Factor Value		
Adjustments	1.0000	
Lot Value	60,864	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Stone 30% Frame, Siding, Wood
Base/Total Area	2,830 / 3,362
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,830
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	1,008 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	1980 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	420,558	125.09	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	97.95	Total Misc Impr	+	24,646			
Roofing Adj	+ 4.26	Garage Cost	+	37,508			
Subfloor Adj	+ -2.71	Total RCN	=	470,771			
Heat/Cool Adj	+ 14.47	Depreciation ( 43%)	-	202,432			
Plumbing Adj	+ 7.57	Lump Sums	+	11,246			
Basement Adj	+ 0.00	RCNLD	=	279,585			
Adj Base Cost	= 121.54	Lot Value	+	60,864			
Total Area	x 3,362	Indicated Value	=	340,449			
Adjusted Cost	= 408,617	Value Per SqFt		101.26			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	279,585		
Lot Value	60,864		
Indicated Value	340,449	101.26	Per SqFt
Agland Value			
Site Improvements	15,000		
Total Value	355,449	105.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2012	1	0.00	
FPC2	FIREPLACE - COMMERCIAL 2 STORY	0		1		1	5,929.18	5,929
PRCH	SLAB PORCH - COVERED	72909	534			534	27.76	14,824
PATO	SLAB PORCH - OPEN	72910	28x4			112	12.81	1,435
WODC	WOOD DECK - COVERED	72911	24x14			336	33.47	11,246
PRCH	SLAB PORCH - COVERED	143177	12x7			84	29.26	2,458

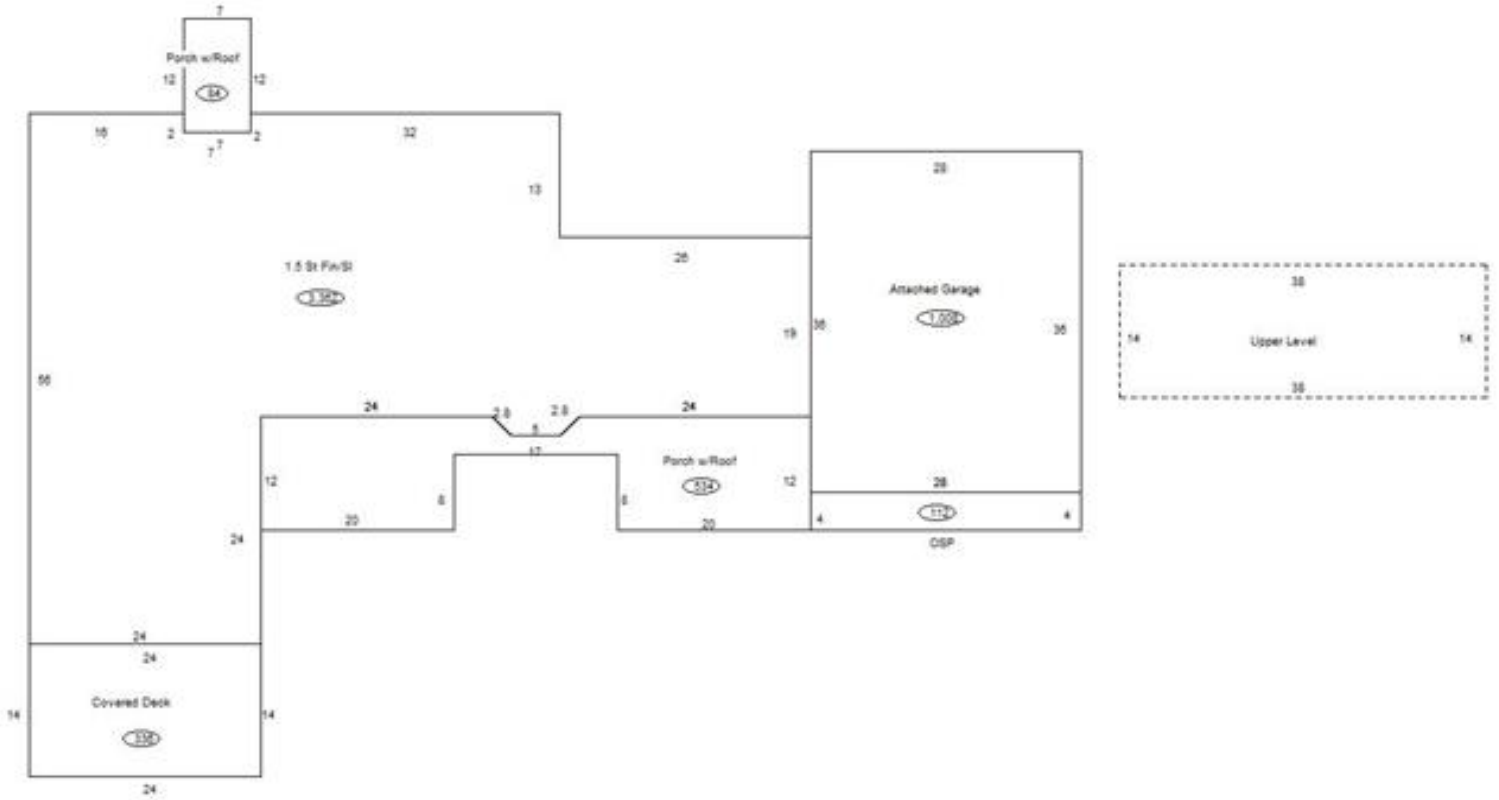


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Date 04/17/2026  
 Time 01:27:19  
 Page 3

Sketch Image

660030755



**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/SI	2,830	1.188	3,362
2	G	1		13	Attached Garage	1,008	1.000	1,008
3	U	^UL	Overhang	13	Upper Level	532	1.000	532
4	M	PRCH		13	SLBC	534	1.000	534
5	M	PATO		13	Open Slab	112	1.000	112
6	M	WODC		13	WODC	336	1.000	336
7	M	PRCH		13	SLBC	84	1.000	84
<b>Total Building Area</b>						<b>2,830</b>		<b>3,362</b>



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Date 04/17/2026  
 Time 01:27:19  
 Page 4

660030755

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1) 25,000		25,000	10,000	15,000



STF	STG FAIR		0x0x0	
Qual 2	Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x )				



STF	STG FAIR		0x0x0	
Qual 2	Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x )				