



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																								
Account 660032039 Parcel ID 22N17E-36-3-00000-000-0000 Cadastral ID 36-22-17-00555 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 34814 MANLANDRO, MICHAEL J & CHERYL L 18413 S FERN CT CLAREMORE OK 74019-0000 Parcel Location Situs 18485 S FERN CT Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 36 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																													
\\tsclient\A\TOMMY DUNLAP\New folder (350)\IMG_0001.JPG 4/29/2024																													
Legal Description					Building Permits																								
S2 SW NE SW Lat/Long: 36.34044531 -95.44781623					<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>CV21</td> <td>CV23-OMMA REMODEL</td> <td>09/2021</td> <td>04/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	CV21	CV23-OMMA REMODEL	09/2021	04/2023											
Number	Description	Opened	Closed	Amount																									
CV21	CV23-OMMA REMODEL	09/2021	04/2023																										
Exemptions					Sale History																								
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Code	Type	Active	Maximum	Exemption																									
Bk/Pg	Grantor	Date	Price	Code																									
868/162		09/14/1991	12,000	No																									
Parcel Valuation																													
Source		REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax																				
Remove Cap		0	Land Value 76,061	41,221	11%	4,534	Assessed	7,037	691.88																				
Year Frozen		0	Improvements 29,725	22,756		2,503	Penalty	0																					
Uncapped Value		0	Mobile Home 0	0		0	Exemption	0	0.00																				
TIF Project ID		0	Total Value 105,786	63,977		7,037	Total Taxable	7,037	692.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660032039	MANLANDRO, MICHAEL J &			94	81,164	0	6,702	659.00																				
2024	2024-660032039	MANLANDRO, MICHAEL J &			94	72,539	0	4,562	478.00																				
2023	2023-660032039	MANLANDRO, MICHAEL J &			94	58,499	0	4,344	464.00																				
2022	2022-660032039	MANLANDRO, MICHAEL J &			94	54,538	0	4,137	446.00																				
2021	2021-660032039	MANLANDRO, MICHAEL J &			94	56,535	0	3,940	410.00																				
2020	2020-660032039	MANLANDRO, MICHAEL J &			94	50,812	0	3,376	351.00																				
2019	2019-660032039	MANLANDRO, MICHAEL J &			94	44,320	0	3,215	330.00																				
2018	2018-660032039	MANLANDRO, MICHAEL J &			94	45,062	0	3,062	318.00																				
2017	2017-660032039	MANLANDRO, MICHAEL J &			94	44,567	0	2,916	298.00																				
2016	2016-660032039	MANLANDRO, MICHAEL J &			94	47,926	0	2,777	283.00																				
2015	2015-660032039	MANLANDRO, MICHAEL J &			94	47,611	0	2,646	275.00																				
2014	2014-660032039	MANLANDRO, MICHAEL J &			94	45,176	0	2,519	257.00																				
2013	2013-660032039	MANLANDRO, MICHAEL J &			94	45,176	0	2,399	242.00																				



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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	4.9845							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	217,123.00 x .35 = 76,061							
Factor Value								
Adjustments	1.0000							
Lot Value	76,061							
Residential Data				\\tsclient\A\TOMMY DUNLAP\New folder (350)\IMG_0001.JPG 4/29/2024				
Type				GRM Approach				
Condition	-			GRM Code				
Quality	-			Gross Rent	0.00			
Architecture				Indicated Value				
Style				Multiple Regression				
Exterior Wall				MRA Code				
Base/Total Area /				Adusted R				
Style				Indicated Value				
HVAC				Direct Comparables				
Roof Cover				Selection Model	1 Res			
Area on Slab				Adjustment Model	A2 AO Test			
Fixture/RghIn /				Comparables				
Bed/F/H Bath / /				Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach	Cost Approach			
Remodel				Improvements				
Year/Eff Age /				Lot Value	76,061			
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0	Indicated Value	76,061			
Roofing Adj	+ 0.00	Garage Cost	+ 0	Value Per SqFt	0.00			
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	+ 76,061					
Total Area	x	Indicated Value	= 76,061					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	35x30x12	Gravel	Formed Metal	1,050
	Qual	1	Cond 1	Year 2023	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
	Base Cost (23.73 x 1,050)		24,917	24,917	1,744	23,173
	UTIL	Shop Building	30x30x0	Base	Formed Metal	900
	Qual	1	Cond 1	Year 1990	Eff Age 50	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (29.12 x 900)		26,208	26,208	19,656	6,552