



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:12:20  
Page 1

Assessment Data					Primary Image																													
<b>Account</b> 660032071 <b>Parcel ID</b> 22N17E-36-3-00000-000-0000 <b>Cadastral ID</b> 36-22-17-02800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 317592 ERWIN, HARVEY A & MELISSA L  18312 S FERN CT CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 18312 S FERN CT <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 36 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/19/2021</p>																													
<b>Legal Description</b> Lat/Long: 36.34315174 -95.44950001																																		
NE NE NW SW					<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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </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	No	1,000		2528/590	STORY, SHAWN & CINDY	02/08/2016	135,000	YES																									
					2469/842	NATIONSTAR MORTGAGE LLC	04/17/2015	42,000	3																									
					2466/281	HERD, WILLIAM J	03/26/2015	0	10																									
					1658/900	OLMSTEAD, EMERY LOREN &	02/24/2005	102,000	YES																									
					1278/366	VANDEWALKER, JONATHON P	03/27/2001	91,500	Yes																									
					870/476		12/31/1991	58,000	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>	98.320	<b>Current Tax</b>																									
Remove Cap	2017		Land Value 47,924	47,924	11%	5,272	Assessed	16,996	1,671.05																									
Year Frozen	0		Improvements 106,580	106,580		11,724	Penalty	0																										
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00																									
TIF Project ID	0		Total Value 154,504	154,504		16,996	Total Taxable	16,996	1,671.00																									
<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	2025-660032071	ERWIN, HARVEY A & MELISSA L			94	158,090	0	17,390	1,710.00																									
2024	2024-660032071	ERWIN, HARVEY A & MELISSA L			94	152,060	0	16,726	1,751.00																									
2023	2023-660032071	ERWIN, HARVEY A & MELISSA L			94	164,822	0	17,869	1,908.00																									
2022	2022-660032071	ERWIN, HARVEY A & MELISSA L			94	163,543	0	17,018	1,834.00																									
2021	2021-660032071	ERWIN, HARVEY A & MELISSA L			94	160,833	0	16,208	1,688.00																									
2020	2020-660032071	ERWIN, HARVEY A & MELISSA L			94	149,468	0	15,436	1,606.00																									
2019	2019-660032071	ERWIN, HARVEY A & MELISSA L			94	133,647	0	14,701	1,508.00																									
2018	2018-660032071	ERWIN, HARVEY A & MELISSA L			94	137,491	0	15,124	1,568.00																									
2017	2017-660032071	ERWIN, HARVEY A & MELISSA L			94	136,613	0	15,027	1,536.00																									
2016	2016-660032071	ERWIN, HARVEY A & MELISSA L			94	102,830	0	11,312	1,152.00																									
2015	2015-660032071	STORY, SHAWN & CINDY			94	101,208	1000	9,552	1,006.00																									
2014	2014-660032071	HERD, WILLIAM J			94	99,194	1000	9,244	955.00																									
2013	2013-660032071	HERD, WILLIAM J			94	93,910	1000	8,946	911.00																									



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Date 04/16/2026  
 Time 21:12:21  
 Page 2

Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	2.5		
Non-Ag Acres	2.4008		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	104,577.00 x .46 = 47,924		
Factor Value			
Adjustments	1.0000		
Lot Value	47,924		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-1- 1/19/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,168 / 1,168
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,168
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	452 Attached Garage - Finished
Remodel	
Year/Eff Age	1991 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	149,933 128.37 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	101.96	Total Misc Impr	+ 2,248
Roofing Adj	+ 4.70	Garage Cost	+ 15,956
Subfloor Adj	+ -1.23	Total RCN	= 163,970
Heat/Cool Adj	+ 11.47	Depreciation ( 35%)	- 57,390
Plumbing Adj	+ 7.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 106,580
Adj Base Cost	= 124.80	Lot Value	+ 47,924
Total Area	x 1,168	Indicated Value	= 154,504
Adjusted Cost	= 145,766	Value Per SqFt	132.28

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	106,580
Lot Value	47,924
Indicated Value	154,504 132.28 Per SqFt
Agland Value	
Site Improvements	
Total Value	154,504 132.28 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	76723	10x4		40	24.14		966
PATO	SLAB PORCH - OPEN	76724	12x10		120	10.68		1,282



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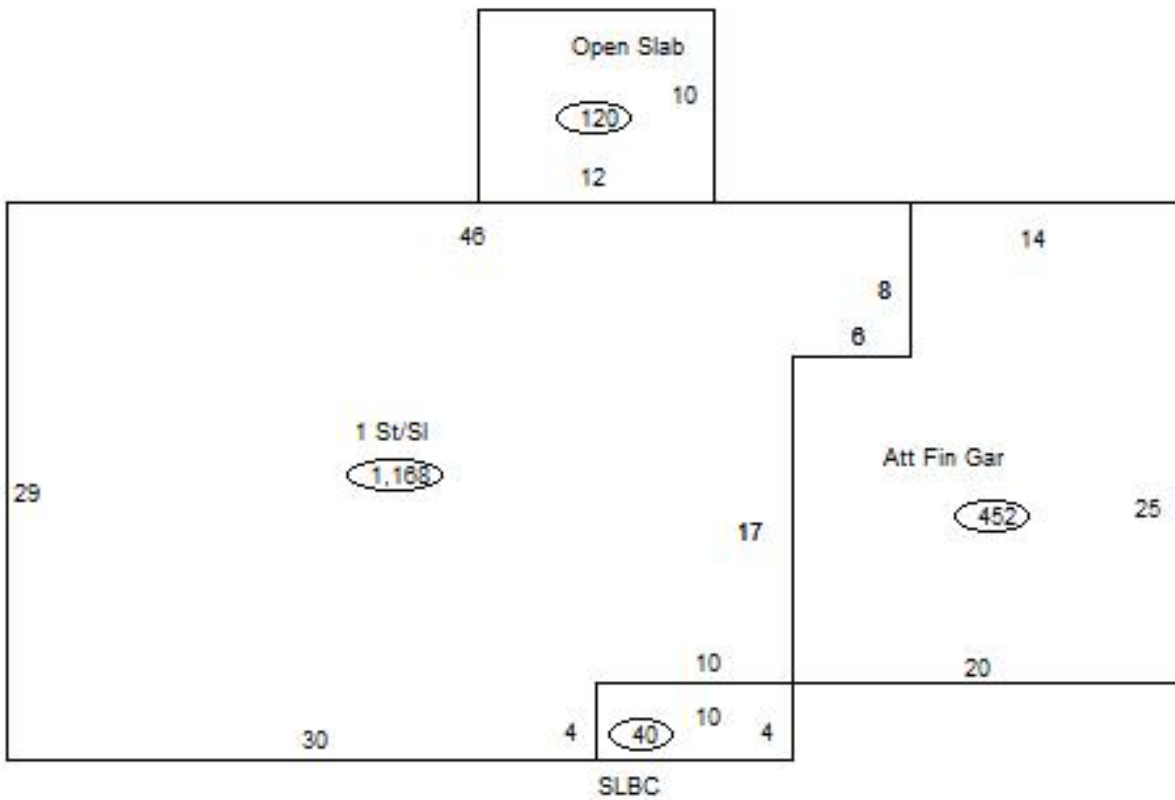
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 Time 21:12:21  
 Page 3

### Sketch Image

660032071



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,168	1.000	1,168
2	G	5		13	Att Fin Gar	452	1.000	452
3	M	PRCH		13	SLBC	40	1.000	40
4	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						1,168		1,168