



# 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	660052260													
Parcel ID	22N17E-28-3-00000-000-0000													
Cadastral ID	28-22-17-00230													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 2												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	47464													
EVANS, SHEILA MARIE														
17721 S 4210 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	17721 S 4210 RD													
Subdivision														
Lot/Block	/	Parcel Size 5 - Acres												
Sec/Twn/Rng	28 / 22 / 17 / 3													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.35476505 -95.50455234														
S 170.36', W 1406.32' N2 SW, LESS S 66', W 330' THEREOF														
Building Permits														
<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										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					901/88	NARO, ROSS THOMAS	12/09/1992	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	0	Land Value	74,790	44,897	11%	4,939	Assessed	19,094	1,877.32					
Year Frozen	2015	Improvements	214,366	128,684		14,155	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	289,156	173,581		19,094	Total Taxable	18,094	1,789.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660052260	EVANS, SHEILA MARIE			94	270,700	1000	18,094	1,789.00					
2024	2024-660052260	EVANS, SHEILA MARIE			94	256,115	1000	18,094	1,911.00					
2023	2023-660052260	EVANS, SHEILA MARIE			94	208,804	1000	18,094	1,949.00					
2022	2022-660052260	EVANS, SHEILA MARIE			94	206,616	1000	18,093	1,966.00					
2021	2021-660052260	EVANS, SHEILA MARIE			94	205,217	1000	18,094	1,902.00					
2020	2020-660052260	EVANS, SHEILA MARIE			94	197,379	1000	18,094	1,895.00					
2019	2019-660052260	EVANS, SHEILA MARIE			94	184,533	1000	18,094	1,868.00					
2018	2018-660052260	EVANS, SHEILA MARIE			94	191,717	1000	18,094	1,888.00					
2017	2017-660052260	EVANS, SHEILA MARIE			94	190,173	1000	18,094	1,863.00					
2016	2016-660052260	EVANS, SHEILA MARIE			94	185,434	1000	18,094	1,856.00					
2015	2015-660052260	EVANS, SHEILA MARIE			94	182,775	1000	18,094	1,895.00					
2014	2014-660052260	EVANS, SHEILA MARIE			94	181,472	1000	17,538	1,803.00					
2013	2013-660052260	EVANS, JAMES H JR			94	171,766	1000	16,998	1,722.00					



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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	4.8678	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	212,041.00 x .35 = 74,790	
Factor Value		
Adjustments	1.0000	
Lot Value	74,790	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,642 / 2,419
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,642
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	257,493 106.45 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	87.37	Total Misc Impr	+ 26,828				
Roofing Adj	+ 3.32	Garage Cost	+ 18,168				
Subfloor Adj	+ -1.57	Total RCN	= 310,675				
Heat/Cool Adj	+ 12.64	Depreciation ( 31%)	- 96,309				
Plumbing Adj	+ 8.07	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 214,366				
Adj Base Cost	= 109.83	Lot Value	+ 74,790				
Total Area	x 2,419	Indicated Value	= 289,156				
Adjusted Cost	= 265,679	Value Per SqFt	119.54				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	214,366
Lot Value	74,790
Indicated Value	289,156 119.54 Per SqFt
Agland Value	
Site Improvements	
Total Value	289,156 119.54 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	77892	468		468	25.46		11,915
PRCH	SLAB PORCH - COVERED	77893	228		228	26.21		5,976
PATO	SLAB PORCH - OPEN	77894	24x16		384	8.65		3,322



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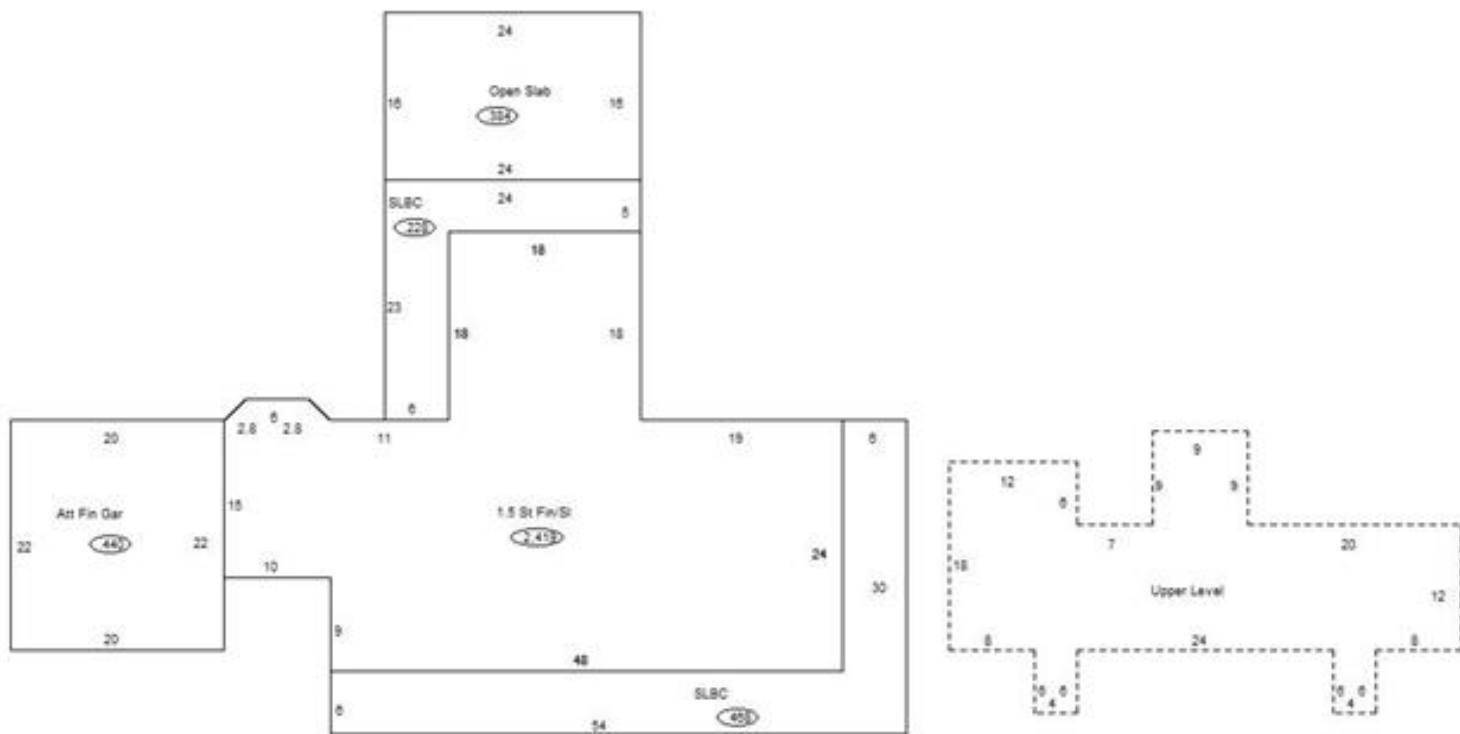
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### Sketch Image

660052260



### 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/Sl	1,642	1.473	2,419
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	468	1.000	468
4	M	PRCH		13	SLBC	228	1.000	228
5	M	PATO		13	Open Slab	384	1.000	384
6	U	^UL	Overhang	13	Upper Level	777	1.000	777
<b>Total Building Area</b>						1,642		2,419