



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:49:56
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Assessment Data					Primary Image														
Account 660081797 Parcel ID 000000-00-0-00916-001-0043 Cadastral ID 03-21-17-03530 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 253177 FARJADIAN, ARMAND K & LAURA H 19455 E 480 RD CLAREMORE OK 74019-0000																			
Parcel Location Situs 19457 S COYOTE DR Subdivision WHISPERING WINDS Lot/Block 0043 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 17 / 5 Neighborhood 1070 - R-V03-SE JUSTUS-SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																			
Legal Description Lot/Long: 36.32947197 -95.47844854					Building Permits														
LOT 43 WHISPERING WINDS					<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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					1713/881	MCCLAIN, GEORGIA JUNE	09/23/2005	12,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax										
Remove Cap	2006		Land Value 74,547	18,465	11%	2,031	Assessed	2,031	199.69										
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 74,547	18,465		2,031	Total Taxable	2,031	200.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660081797	FARJADIAN, ARMAND K &			94	74,547	0	1,934	190.00										
2024	2024-660081797	FARJADIAN, ARMAND K &			94	36,357	0	1,842	192.00										
2023	2023-660081797	FARJADIAN, ARMAND K &			94	20,000	0	1,755	187.00										
2022	2022-660081797	FARJADIAN, ARMAND K &			94	20,000	0	1,671	180.00										
2021	2021-660081797	FARJADIAN, ARMAND K &			94	20,000	0	1,592	165.00										
2020	2020-660081797	FARJADIAN, ARMAND K &			94	15,000	0	1,516	158.00										
2019	2019-660081797	FARJADIAN, ARMAND K &			94	15,000	0	1,444	148.00										
2018	2018-660081797	FARJADIAN, ARMAND K &			94	12,500	0	1,375	143.00										
2017	2017-660081797	FARJADIAN, ARMAND K &			94	12,500	0	1,375	141.00										
2016	2016-660081797	FARJADIAN, ARMAND K &			94	12,500	0	1,375	140.00										
2015	2015-660081797	FARJADIAN, ARMAND K &			94	12,500	0	1,375	143.00										
2014	2014-660081797	FARJADIAN, ARMAND K &			94	12,500	0	1,375	141.00										
2013	2013-660081797	FARJADIAN, ARMAND K &			94	12,500	0	1,375	139.00										



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Lot Data		Square-Foot - NBHD 1070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.2227							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	53,262.00 x 1.40 = 74,547							
Factor Value								
Adjustments	1.0000							
Lot Value	74,547							
Residential Data				660081797_001.JPG 6/24/2025				
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 A Adam Test				
Area on Slab				Adjustment Model 1 2022 Residential				
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 74,547				
Cost Approach		Manual : 01/2025		Indicated Value 74,547 0.00 Per SqFt				
Base Cost	0.00	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 0.00	Garage Cost	+ 0	Site Improvements				
Subfloor Adj	+ 0.00	Total RCN	= 0	Total Value 74,547 0.00 Total Value Per SqFt				
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	+ 74,547					
Total Area	x	Indicated Value	= 74,547					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value