



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 660081810 Parcel ID 000000-00-0-00916-001-0056 Cadastral ID 03-21-17-03660 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 333271 YATES, MURPHY S & JEFF FANNING & TABATHA CORLEY & NATHAN FANNING & JONATHAN FANNING 5731 S 45TH ST E MUSKOGEE OK 74403-0000 Parcel Location Situs 19480 E DOGWOOD CT Subdivision WHISPERING WINDS Lot/Block 0056 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 17 / 5 Neighborhood 1070 - R-V03-SE JUSTUS-SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					No Image On File				
Legal Description					Building Permits				
Lat/Long: 36.33193468 -95.48143800									
LOT 56 WHISPERING WINDS									
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	ROCKING GJ RANCH LLC	01/12/2021	0	6
					1934/95	MCCLAIN, GEORGIA JUNE	02/21/2008	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2022	Land Value	71,325	23,152	11%	2,547	Assessed	2,547	250.42
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	71,325	23,152	2,547	Total Taxable	2,547	250.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660081810	YATES, MURPHY S & JEFF FANNING &	94	71,325	0	2,426	238.00		
2024	2024-660081810	YATES, MURPHY S & JEFF FANNING &	94	33,908	0	2,310	242.00		
2023	2023-660081810	YATES, MURPHY S & JEFF FANNING &	94	20,000	0	2,200	235.00		
2022	2022-660081810	YATES, MURPHY S & JEFF FANNING &	94	20,000	0	2,200	237.00		
2021	2021-660081810	YATES, MURPHY S & JEFF FANNING &	94	20,000	0	30	3.00		
2020	2020-660081810	ROCKING GJ RANCH LLC	94	15,000	0	29	3.00		
2019	2019-660081810	ROCKING GJ RANCH LLC	94	15,000	0	27	2.00		
2018	2018-660081810	ROCKING GJ RANCH LLC	94	237	0	26	2.00		
2017	2017-660081810	ROCKING GJ RANCH LLC	94	237	0	26	2.00		
2016	2016-660081810	ROCKING GJ RANCH LLC	94	237	0	26	2.00		
2015	2015-660081810	ROCKING GJ RANCH LLC	94	237	0	26	2.00		
2014	2014-660081810	ROCKING GJ RANCH LLC	94	237	0	26	2.00		
2013	2013-660081810	ROCKING GJ RANCH LLC	94	237	0	26	2.00		



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Lot Data		Square-Foot - NBHD 1070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	1.0748							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	46,817.00 x 1.52 = 71,325							
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	71,325			Gross Rent	0.00			
Residential Data				Indicated Value				
Type				Multiple Regression				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				Direct Comparables				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				Value Reconciliation				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	71,325			
Basement Area				Indicated Value	71,325	0.00	Per SqFt	
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	71,325	0.00	Total Value Per SqFt	
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
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	+ 71,325					
Total Area	x	Indicated Value	= 71,325					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value