



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 16:41:13
Page 1

Assessment Data					Primary Image				
Account	660086726								
Parcel ID	21N17E-04-4-00000-000-0000								
Cadastral ID	04-21-17-01120								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 3							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	344727								
LYONS, LINDA SUZANNE & ELLIS DWIGHT LYONS & AMANDA PETERSON 19706 S 4220 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	19706 S 4220 RD								
Subdivision									
Lot/Block	/	Parcel Size	7.06 - Acres						
Sec/Twn/Rng	4 / 21 / 17 / 4								
Neighborhood	2117 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.32721173 -95.49056525									
BEG AT PT 412.85' N OF SE/C NE/4 SE/4; TH S88-31-07W 679.13'; TH N01-27-45W 169.32'; TH S88-31-07W 640.65'; TH N01-27-45W 241.58'; TH N88-32-44E 1319.43'; TH S01-30-40E 410.28' TO POB; LESS THE W 400' THEREOF. LESS THAT PORTION CONTAINED IN TR DESC 2023 014731 AS COMM NE/C					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
HV	Veteran	Yes	999,999	15,507	/	LYONS, ELLIS & LINDA	06/21/2024	0	WB
					2387/376	MARKHAM, ERLEEN L TRUSTEE	02/28/2014	155,000	4
					1704/811	MARKHAM, ERLEEN L TRUSTEE	08/16/2005	0	11
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2015	Land Value	391	391	11%	43	Assessed	15,507	1,524.65
Year Frozen	0	Improvements	161,661	140,585		15,464	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	15,507	-1,370.00
TIF Project ID	0	Total Value	162,052	140,976		15,507	Total Taxable	0	155.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660086726	LYONS, LINDA SUZANNE &	94	142,095	15056		151.00		
2024	2024-660086726	LYONS, LINDA SUZANNE &	94	149,925	14617		234.00		
2023	2023-660086726	LYONS, ELLIS & LINDA	94	127,477	14022		224.00		
2022	2022-660086726	LYONS, ELLIS & LINDA	94	125,421	13796		221.00		
2021	2021-660086726	LYONS, ELLIS & LINDA	94	127,765	14054		225.00		
2020	2020-660086726	LYONS, ELLIS & LINDA	94	125,363	13790		179.00		
2019	2019-660086726	LYONS, ELLIS & LINDA	94	121,787	13396		174.00		
2018	2018-660086726	LYONS, ELLIS & LINDA	94	128,318	14115		183.00		
2017	2017-660086726	LYONS, ELLIS & LINDA	94	126,807	13948		181.00		
2016	2016-660086726	LYONS, ELLIS & LINDA	94	123,337	13567		176.00		
2015	2015-660086726	LYONS, ELLIS & LINDA	94	121,825	13400		174.00		
2014	2014-660086726	LYONS, ELLIS & LINDA	94	123,094	0	10,710	1,095.00		
2013	2013-660086726	MARKHAM, ERLEEN L TRUSTEE	94	116,796	0	10,398	1,048.00		




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Date 04/17/2026
Time 16:41:13
Page 2

Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		 <p>660086726 07/07/25</p> <p>660086726_001.JPG 7/14/2025</p>
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,088 / 2,088
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,088
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1973 / 40

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	104.40	Total Misc Impr	+ 17,023				
Roofing Adj	+ 4.57	Garage Cost	+ 0				
Subfloor Adj	+ -2.43	Total RCN	= 277,376				
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 127,593				
Plumbing Adj	+ 5.51	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 149,783				
Adj Base Cost	= 124.69	Lot Value	+ 0				
Total Area	x 2,088	Indicated Value	= 149,783				
Adjusted Cost	= 260,353	Value Per SqFt	71.74				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	149,783		
Lot Value			
Indicated Value	149,783	71.74	Per SqFt
Agland Value	391		
Site Improvements	11,878		
Total Value	311,835	149.35	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	105549	24x6		144	26.48		3,813
PRCH	SLAB PORCH - COVERED	105550	292		292	26.01		7,595



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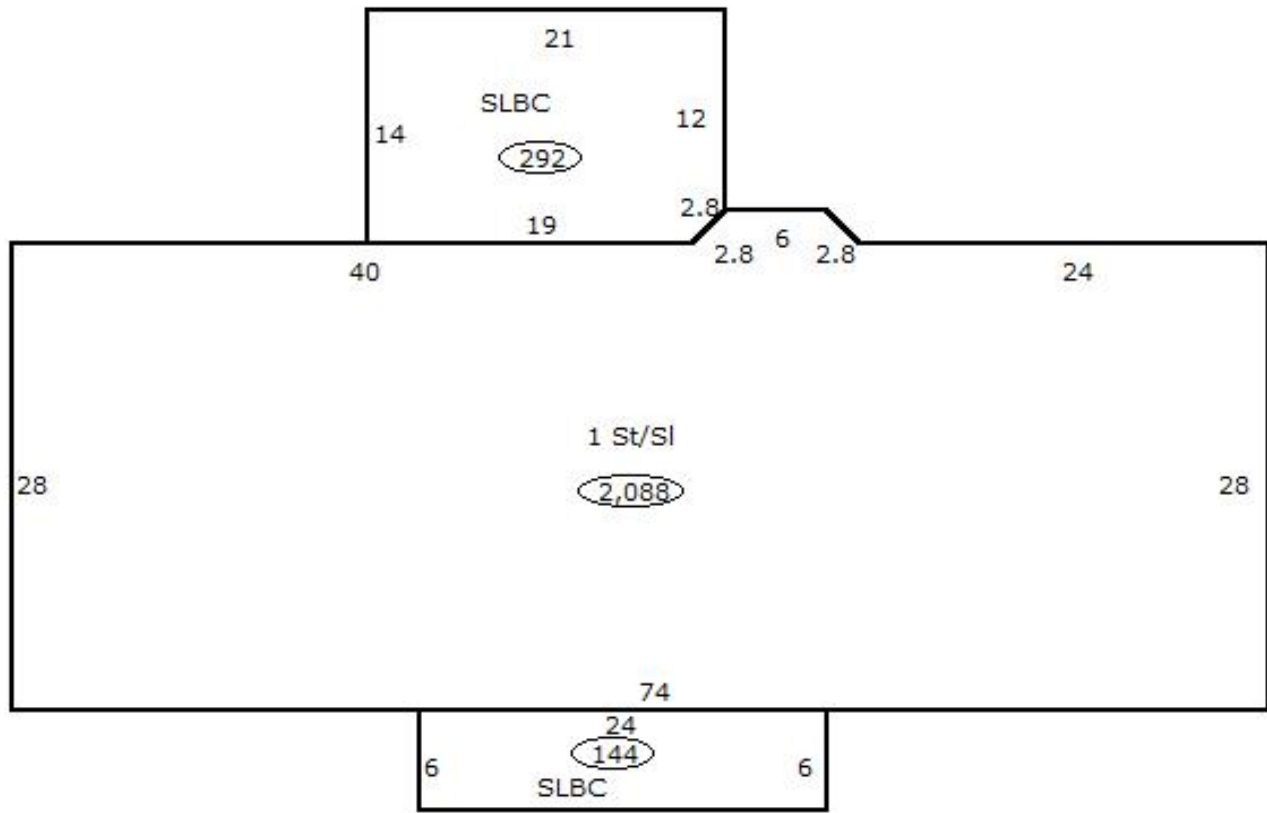
Date 04/17/2026

Time 16:41:13

Page 3

Sketch Image

660086726



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,088	1.000	2,088
2	M	PRCH		13	SLBC	144	1.000	144
3	M	PRCH		13	SLBC	292	1.000	292
Total Building Area						2,088		2,088



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Date 04/17/2026
 Time 16:41:13
 Page 4

660086726

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	15x15x0			225	
	Qual 2	Cond 3	Year 2020	Eff Age	5		
	Valuation Summary		Modifier Total		RCN	Depr (9% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 225)		3,600		3,600	324	3,276
	DTGF	DETACHED GARAGE FAIR	0x0x0			768	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 768)		12,288		12,288	3,686	8,602
	CP	CARPORT DIRT	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)						
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						



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Date 04/17/2026
Time 16:41:13
Page 5

Agland Inventory

660086726

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20			2.942	36	36	106	106
HC	HECTOR STONY SANDY LOAM	NTV PST	20			.328	48	48	16	16
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			2.362	63	63	149	149
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			1.428	84	84	120	120
NTV PST Totals						7.060			391	391
Total Agland						7.060			391	391