



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 660087195 Parcel ID 000000-00-0-00274-001-0047 Cadastral ID 26-22-16-04560 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 347043 SULLIVAN, CALEB JAMES & KAYLA RAE 17039 EAGLE DR CLAREMORE OK 74017-0000 Parcel Location Situs 17039 S EAGLE DR Subdivision EAGLE PARK Lot/Block 0047 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 22 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																						
Legal Description Lat/Long: 36.36437981 -95.57045830										Building Permits																																												
Legal Description EAGLE PARK LOT 47 BLOCK 1					<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																																													
H	Homestead	No	1,000		/	COLE, MISTY DAWN	04/25/2025	320,000	YES																																													
					/	HUBBARD, KENNETH RYAN	06/13/2024	300,000	YES																																													
					/	HUBBARD, KENNETH RYAN &	11/06/2019	0	4																																													
					2159/443	FOSTER, DAVID LEE &	02/18/2011	161,500	YES																																													
					1892/1	HIGHFILL PROPERTIES LLC	08/16/2007	22,000	YES																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>98.320</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value</td> <td>95,253</td> <td>95,253</td> <td>11%</td> <td>10,478</td> <td>Assessed</td> <td>35,201 3,460.96</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>224,752</td> <td>224,752</td> <td> </td> <td>24,723</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>320,005</td> <td>320,005</td> <td> </td> <td>35,201</td> <td>Total Taxable</td> <td>35,201 3,461.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	2026	Land Value	95,253	95,253	11%	10,478	Assessed	35,201 3,460.96	Year Frozen	0	Improvements	224,752	224,752		24,723	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	320,005	320,005		35,201	Total Taxable	35,201 3,461.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660087195	SULLIVAN, CALEB JAMES &	94	300,000	0	33,000	3,245.00																																															
2024	2024-660087195	COLE, MISTY DAWN	94	280,790	1000	20,932	2,207.00																																															
2023	2023-660087195	HUBBARD, KENNETH RYAN	94	222,492	1000	20,293	2,183.00																																															
2022	2022-660087195	HUBBARD, KENNETH RYAN	94	211,545	1000	19,673	2,137.00																																															
2021	2021-660087195	HUBBARD, KENNETH RYAN	94	182,464	1000	19,071	2,003.00																																															
2020	2020-660087195	HUBBARD, KENNETH RYAN	94	181,290	1000	18,536	1,942.00																																															
2019	2019-660087195	HUBBARD, KENNETH RYAN &	94	172,429	1000	17,967	1,856.00																																															
2018	2018-660087195	HUBBARD, KENNETH RYAN &	94	177,325	1000	18,506	1,931.00																																															
2017	2017-660087195	HUBBARD, KENNETH RYAN &	94	175,877	1000	18,346	1,889.00																																															
2016	2016-660087195	HUBBARD, KENNETH RYAN &	94	171,432	1000	17,858	1,832.00																																															
2015	2015-660087195	HUBBARD, KENNETH RYAN &	94	175,301	1000	18,278	1,914.00																																															
2014	2014-660087195	HUBBARD, KENNETH RYAN &	94	178,248	1000	17,718	1,821.00																																															
2013	2013-660087195	HUBBARD, KENNETH RYAN &	94	165,202	1000	17,172	1,740.00																																															



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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size	140 x 257		
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.7628		
Topography	LEVEL		
Street Access	PAVED		
Utilities	WATER/ELEC		
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	33,228.00 x 1.50 = 49,842		
Factor Value			
Adjustments	1.9111		
Lot Value	95,253		



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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	1,739 / 1,739
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,739
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	238,932	137.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	245,120		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.71	Total Misc Impr	+	9,147			
Roofing Adj	+ 4.84	Garage Cost	+	17,775			
Subfloor Adj	+ -2.31	Total RCN	=	261,339			
Heat/Cool Adj	+ 12.64	Depreciation (14%)	-	36,587			
Plumbing Adj	+ 8.92	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	224,752			
Adj Base Cost	= 134.80	Lot Value	+	95,253			
Total Area	x 1,739	Indicated Value	=	320,005			
Adjusted Cost	= 234,417	Value Per SqFt		184.02			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	224,752		
Lot Value	95,253		
Indicated Value	320,005	184.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	320,005	184.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	106629	106		106	26.60		2,820
PRCH	SLAB PORCH - COVERED	106630	17x12		204	26.29		5,363
PATO	SLAB PORCH - OPEN	106631	12x7		84	11.48		964



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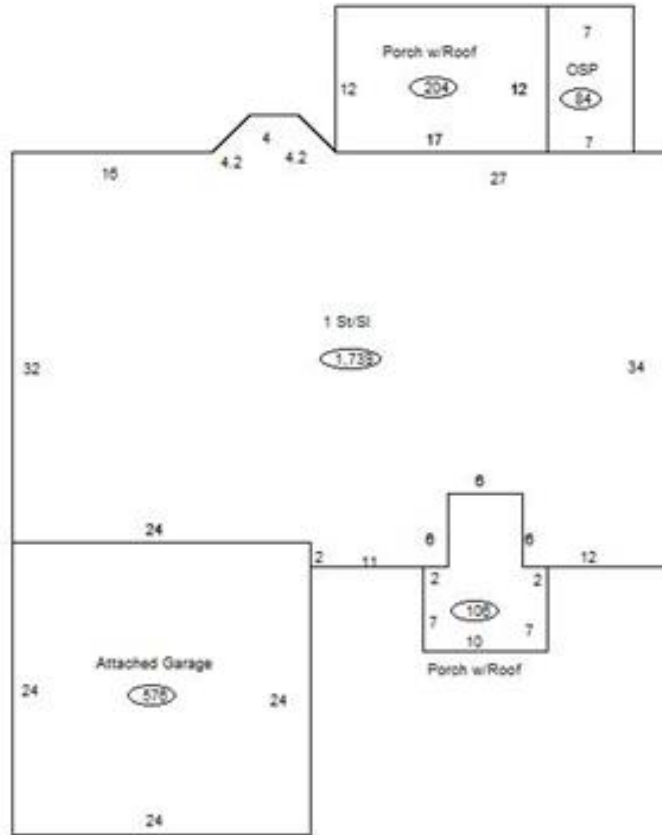
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Sketch Image

660087195



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,739	1.000	1,739
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	106	1.000	106
4	M	PRCH		13	SLBC	204	1.000	204
5	M	PATO		13	Open Slab	84	1.000	84
Total Building Area						1,739		1,739