



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:02:13
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Assessment Data					Primary Image				
Account	660089884				No Image On File				
Parcel ID	22N17E-32-3-00000-000-0000								
Cadastral ID	32-22-17-00220								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	344070								
LESTER, DONNY R & SHANNON L									
PO BOX 444 CLAREMORE OK 74018-0000									
Parcel Location									
Situs	17283 E 470 RD								
Subdivision									
Lot/Block	/	Parcel Size	1.82 - Acres						
Sec/Twn/Rng	32 / 22 / 17 / 3								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.33672782 -95.52106838									
Building Permits									
E 264' S 300' SW SW.					Number	Description	Opened	Closed	Amount
					R18	R22-911 ADDRESSING ISSUED ADDRE	05/2017	08/2021	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	TROGDON, CHRISTOPHER & JANET	04/16/2024	75,500	YES
					2428/199	GUINN & THOMAS BUILDERS LLC	09/17/2014	44,000	WG
					1866/674	SMITH, ROXANNE - TRUSTEE	05/09/2007	120,000	11
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2025	Land Value	80,770	79,275	11%	8,720	Assessed	8,720	857.35
Year Frozen	0	Improvements	0	0	0	0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	0	0.00
TIF Project ID	0	Total Value	80,770	79,275	8,720	Total Taxable	8,720	857.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660089884	LESTER, DONNY R & SHANNON L	94	75,500	0	8,305	816.00		
2024	2024-660089884	LESTER, DONNY R & SHANNON L	94	36,959	0	2,688	281.00		
2023	2023-660089884	TROGDON, CHRISTOPHER & JANET	94	28,970	0	2,560	273.00		
2022	2022-660089884	TROGDON, CHRISTOPHER & JANET	94	28,970	0	2,438	263.00		
2021	2021-660089884	TROGDON, CHRISTOPHER & JANET	94	28,970	0	2,322	242.00		
2020	2020-660089884	TROGDON, CHRISTOPHER & JANET	94	24,560	0	2,212	230.00		
2019	2019-660089884	TROGDON, CHRISTOPHER & JANET	94	19,150	0	2,107	216.00		
2018	2018-660089884	TROGDON, CHRISTOPHER & JANET	94	19,150	0	2,107	218.00		
2017	2017-660089884	TROGDON, CHRISTOPHER & JANET	94	19,150	0	2,107	215.00		
2016	2016-660089884	TROGDON, CHRISTOPHER & JANET	94	19,150	0	2,107	214.00		
2015	2015-660089884	TROGDON, CHRISTOPHER & JANET	94	19,150	0	2,107	219.00		
2014	2014-660089884	TROGDON, CHRISTOPHER & JANET	94	16,740	0	945	96.00		
2013	2013-660089884	GUINN & THOMAS BUILDERS LLC	94	8,180	0	900	91.00		



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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	1.7949							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	78,185.00 x .51 = 39,539							
Factor Value								
Adjustments	2.0428							
Lot Value	80,770							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model 1 Res				
Year/Eff Age	/			Adjustment Model A2 AO Test				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+	80,770				
Total Area	x	Indicated Value	=	80,770				
Adjusted Cost	= 0	Value Per SqFt		0.00				
Value Reconciliation								
Selected Approach Cost Approach								
Improvements								
Lot Value		80,770						
Indicated Value		80,770	0.00	Per SqFt				
Agland Value								
Site Improvements								
Total Value		80,770	0.00	Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value