



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 660092521 Parcel ID 22N17E-15-1-00000-000-0000 Cadastral ID 15-22-17-00910 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 349679 FRUCELLA, STEPHEN & RYAN 15334 S 4230 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15334 S 4230 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 15 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/2/2020</p>														
Legal Description Lat/Long: 36.38939453 -95.47370719																			
S/2 N/2 SE/4 NE/4.					Building Permits <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	Yes	1,000	1,000	/	BIRDSONG, JASON M & MAYBERRY, CHARLOTTE A	03/10/2026 10/22/2009	365,000 0	WG 11										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax										
Remove Cap	2027		Land Value 360	360	11%	40	Assessed	12,625	1,279.04										
Year Frozen	0		Improvements 54,998	26,002		2,860	Penalty	0											
Uncapped Value	0		Mobile Home 90,023	88,408		9,725	Exemption	1,000	-88.00										
TIF Project ID	0		Total Value 145,381	114,770		12,625	Total Taxable	11,625	1,191.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660092521	BIRDSONG, JASON M &			75	132,238	1000	11,258	1,153.00										
2024	2024-660092521	BIRDSONG, JASON M &			75	113,055	1000	10,900	1,124.00										
2023	2023-660092521	BIRDSONG, JASON M &			75	110,866	1000	10,554	1,112.00										
2022	2022-660092521	BIRDSONG, JASON M &			75	106,103	1000	10,217	1,101.00										
2021	2021-660092521	BIRDSONG, JASON M &			75	99,004	1000	9,891	1,036.00										
2020	2020-660092521	BIRDSONG, JASON M &			75	99,076	1000	9,874	1,073.00										
2019	2019-660092521	BIRDSONG, JASON M &			75	95,973	1000	9,558	1,031.00										
2018	2018-660092521	BIRDSONG, JASON M &			75	98,946	1000	9,885	1,071.00										
2017	2017-660092521	BIRDSONG, JASON M &			75	98,169	1000	9,642	1,039.00										
2016	2016-660092521	BIRDSONG, JASON M &			75	102,958	1000	9,333	1,004.00										
2015	2015-660092521	BIRDSONG, JASON M &			75	91,191	1000	9,031	989.00										
2014	2014-660092521	BIRDSONG, JASON M &			75	91,479	1000	9,063	1,007.00										
2013	2013-660092521	BIRDSONG, JASON M &			75	91,479	1000	9,063	982.00										



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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
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	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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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	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	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	360
Site Improvements	54,998
Total Value	55,358 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	20x20x8	Dirt		
	Qual 3	Cond 3	Year 2015	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (3.50 x)				
	UTIL	Shop Building	62x32x8	Concrete	Galvanized Metal	1,984
	Qual 3.5	Cond 3	Year 2011	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (29.18 x 1,984)	57,893	57,893	2,895	54,998



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Lot Data		Primary Image	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/2/2020	
Adjustments		GRM Approach	
Lot Value		GRM Code	
Residential Data		Gross Rent 0.00	
Type	6 Mobile Home 76 x 28	Indicated Value	
Condition	4.2 - Good	Multiple Regression	
Quality	5 - Very Good	MRA Code	
Architecture	6 MS ADJ	Adusted R	
Style	100% Double Wide	Indicated Value	
Exterior Wall	100% Lap	Direct Comparables	
Base/Total Area	2,128 / 2,128	Selection Model 1 Res	
Style	100% Double Wide	Adjustment Model A2 AO Test	
HVAC	100% Warmed & Cooled Air	Comparables	
Roof Cover	1 Composition Shingle	Indicated Value	
Area on Slab	0	Value Reconciliation	
Fixture/RghIn	/	Selected Approach Cost Approach	
Bed/F/H Bath	/ /	Improvements 90,023	
Basement Area		Lot Value	
Garage Type		Indicated Value 90,023 42.30 Per SqFt	
Remodel		Agland Value	
Year/Eff Age	2010 / 9	Site Improvements	
Cost Approach		Total Value 90,023 42.30 Total Value Per SqFt	
Manual : 01/2025			
Base Cost	42.67	Total Misc Impr	+ 0
Roofing Adj	+ 3.85	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 134,362
Heat/Cool Adj	+ 3.23	Depreciation (33%)	- 44,339
Plumbing Adj	+ 13.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 90,023
Adj Base Cost	= 63.14	Lot Value	+ 0
Total Area	x 2,128	Indicated Value	= 90,023
Adjusted Cost	= 134,362	Value Per SqFt	42.30
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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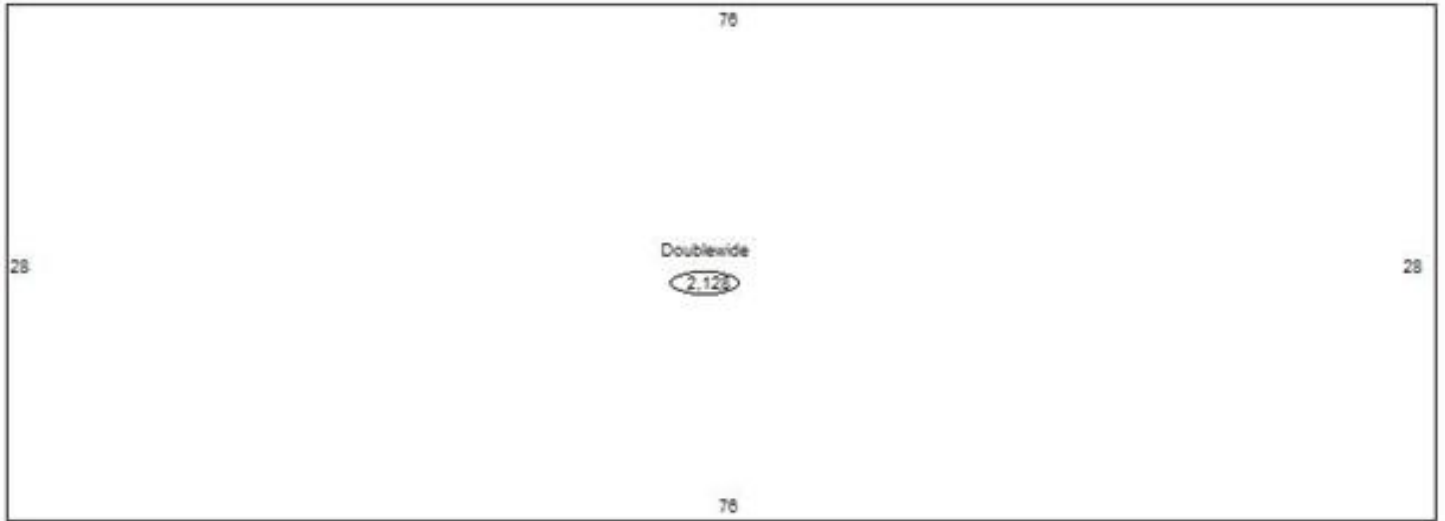
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	2,128	1.000	2,128
Total Building Area						2,128		2,128



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Agland Inventory

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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			10.000	36	36	360	360
TMBR Totals						10.000			360	360
Total Agland						10.000			360	360