



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	660093124				<p>660093124_002.JPG 7/14/2025</p>				
Parcel ID	21N17E-04-4-00000-000-0000								
Cadastral ID	04-21-17-01140								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	3						
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	343189								
LYONS, ROY & KAREN									
19700 S 4220 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	19700 S 4220 RD								
Subdivision									
Lot/Block	/	Parcel Size	8.31 - Acres						
Sec/Twn/Rng	4 / 21 / 17 / 4								
Neighborhood	2117 - UNPLATTED								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.32601439 -95.49113920									
TR DESC 2023-014730 AS COMM NE/C SE; S01.3050E 1044.69' TO POB; S01.3050E 273.40'; S88.2856W 1034.28'; N01.3050W 387.93'; N88 3234E 494.07'; S74.4528E 310.29'; S84.1219E 192.75'; N88.2910E 51.92' TO POB									
Building Permits									
Number	Description	Opened	Closed	Amount					
R12	R12-SPLIT/POSS IMPROVE	10/2010	05/2011						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	LYONS, ROY & KAREN	10/19/2023	0	4					
2174/297	PREMIER HOMES INC	05/23/2011	167,500	13					
2133/117	LYONS, ROY B & KAREN	10/15/2010	0	4					
2106/721	MARKHAM, ERLEEN L TRUSTEE	06/04/2010	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	0	Land Value	727	727	11%	80	Assessed	24,101 2,369.61	
Year Frozen	0	Improvements	284,587	218,375		24,021	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -89.00	
TIF Project ID	0	Total Value	285,314	219,102		24,101	Total Taxable	23,101 2,281.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660093124	LYONS, ROY & KAREN	94	255,048	1000	22,399	2,212.00		
2024	2024-660093124	LYONS, ROY & KAREN	94	271,652	1000	21,718	2,289.00		
2023	2023-660093124	LYONS, ROY & KAREN	94	257,936	1000	23,197	2,493.00		
2022	2022-660093124	LYONS, ROY & KAREN	94	252,505	1000	22,492	2,441.00		
2021	2021-660093124	LYONS, ROY & KAREN	94	215,085	1000	21,807	2,288.00		
2020	2020-660093124	LYONS, ROY & KAREN	94	209,496	1000	21,143	2,213.00		
2019	2019-660093124	LYONS, ROY & KAREN	94	195,441	1000	20,499	2,115.00		
2018	2018-660093124	LYONS, ROY & KAREN	94	199,330	1000	20,926	2,182.00		
2017	2017-660093124	LYONS, ROY & KAREN	94	197,540	1000	20,665	2,127.00		
2016	2016-660093124	LYONS, ROY & KAREN	94	192,076	1000	20,034	2,053.00		
2015	2015-660093124	LYONS, ROY & KAREN	94	185,651	1000	19,422	2,033.00		
2014	2014-660093124	LYONS, ROY & KAREN	94	187,242	1000	18,840	1,936.00		
2013	2013-660093124	LYONS, ROY & KAREN	94	175,114	1000	18,263	1,850.00		



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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,024 / 2,024
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,024
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	642 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

Cost Approach		Manual : 01/2025	
Base Cost	112,43	Total Misc Impr	+ 16,911
Roofing Adj	+ 5.36	Garage Cost	+ 24,287
Subfloor Adj	+ -3.40	Total RCN	= 319,761
Heat/Cool Adj	+ 14.47	Depreciation (11%)	- 35,174
Plumbing Adj	+ 8.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 284,587
Adj Base Cost	= 137.63	Lot Value	+ 284,587
Total Area	x 2,024	Indicated Value	= 284,587
Adjusted Cost	= 278,563	Value Per SqFt	140.61

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	295,404 145.95 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	284,587
Lot Value	
Indicated Value	284,587 140.61 Per SqFt
Agland Value	727
Site Improvements	
Total Value	285,314 140.97 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	112404	25x7		175	28.90		5,058
PATO	SLAB PORCH - OPEN	112406	13x10		130	12.62		1,641
PRCH	SLAB PORCH - COVERED	112407	13x10		130	29.09		3,782



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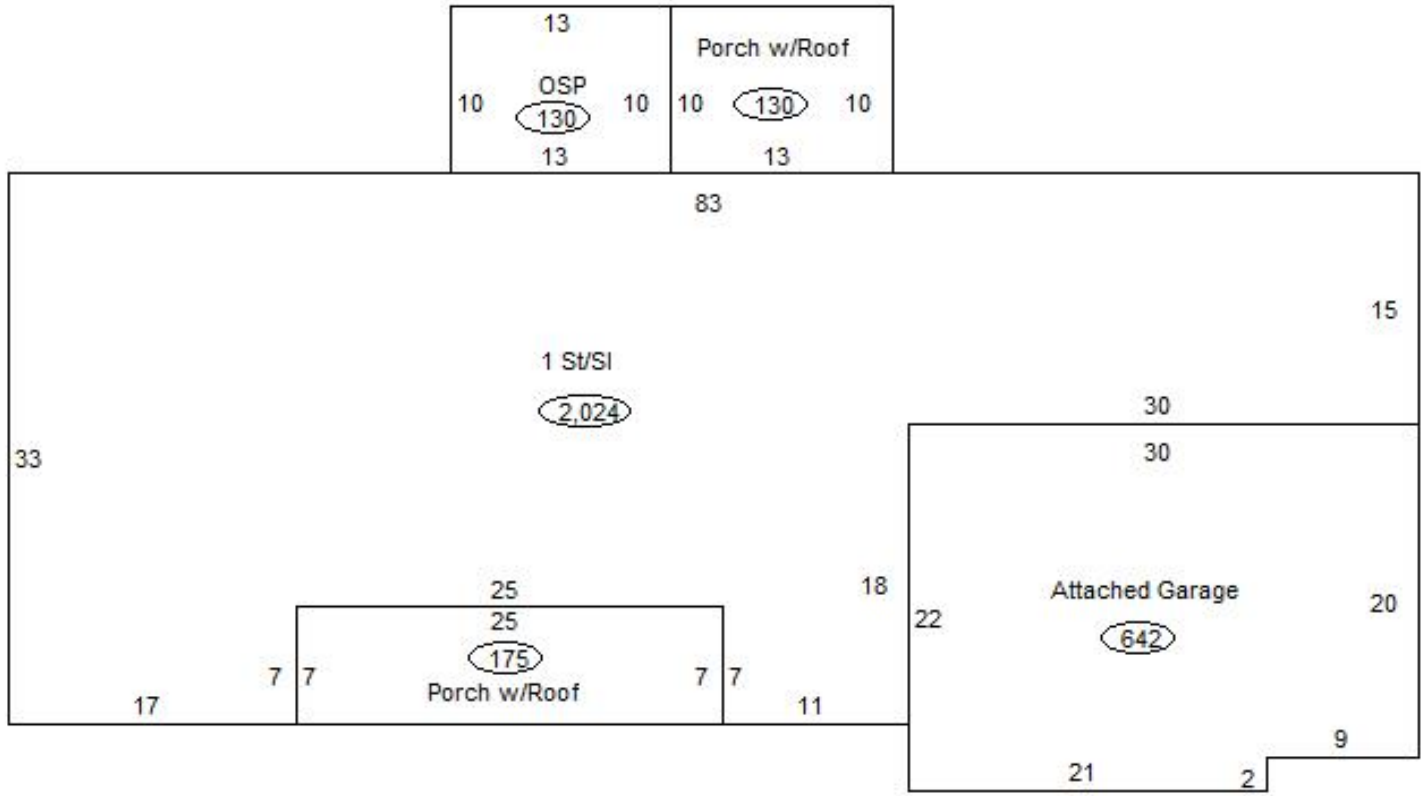
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,024	1.000	2,024
2	M	PRCH		13	SLBC	175	1.000	175
3	G	1		13	Attached Garage	642	1.000	642
4	M	PATO		13	Open Slab	130	1.000	130
5	M	PRCH		13	SLBC	130	1.000	130
Total Building Area						2,024		2,024



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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			1.000	36	36	36	36
TMBR Totals						1.000			36	36
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			5.310	84	84	446	446
LKC	LINKER FINE SANDY LOAM 3-	NTV PST	51			2.000	122	122	245	245
NTV PST Totals						7.310			691	691
Total Agland						8.310			727	727