



# 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	660093601								
Parcel ID	22N17E-20-1-00000-000-0000								
Cadastral ID	20-22-17-02111								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	305111								
SHUGART, PETER R &									
KIMBERLY L									
17810 E 438TH PL									
CLAREMORE OK 74017-0000									
Parcel Location									
Situs	17810 E 438 PL								
Subdivision									
Lot/Block	/	Parcel Size	5 - Acres						
Sec/Twn/Rng	20 / 22 / 17 / 1								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description									
Lat/Long: 36.37888216 -95.51102947									
TR IN NE DESC AS: COMM NE/C; S89-22-28W ON N/L 538.06'; CONT S89-22 -28W 389.88' TO POB; S00-37-32E 660'; S89-22-28W 330'; N00 37-32W 660' TO N/L; N89-22-296E ON N/L 330' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R12	R12 FOR IMPS - HAS MORTGAGE	07/2011	09/2011	227,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2165/562	PATTERSON, WILLIAM C JR &-DEBRA	04/01/2011		0 4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	0	Land Value	280	280	11%	31	Assessed	48,870 4,804.90	
Year Frozen	0	Improvements	519,225	443,994		48,839	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -88.00	
TIF Project ID	0	Total Value	519,505	444,274		48,870	Total Taxable	47,870 4,717.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660093601	SHUGART, PETER R &	94	482,816	1000	46,447	4,576.00		
2024	2024-660093601	SHUGART, PETER R &	94	454,803	1000	45,065	4,734.00		
2023	2023-660093601	SHUGART, PETER R &	94	478,891	1000	43,723	4,685.00		
2022	2022-660093601	SHUGART, PETER R &	94	465,574	1000	42,421	4,589.00		
2021	2021-660093601	SHUGART, PETER R &	94	411,845	1000	41,156	4,304.00		
2020	2020-660093601	SHUGART, PETER R &	94	394,049	1000	39,928	4,167.00		
2019	2019-660093601	SHUGART, PETER R &	94	380,719	1000	38,736	3,986.00		
2018	2018-660093601	SHUGART, PETER R &	94	392,115	1000	37,579	3,908.00		
2017	2017-660093601	SHUGART, PETER R &	94	386,483	1000	36,455	3,741.00		
2016	2016-660093601	SHUGART, PETER R &	94	324,466	1000	29,692	3,037.00		
2015	2015-660093601	SHUGART, PETER R &	94	315,266	1000	28,798	3,008.00		
2014	2014-660093601	SHUGART, PETER R &	94	317,402	1000	27,930	2,865.00		
2013	2013-660093601	SHUGART, PETER R &	94	296,308	1000	27,088	2,739.00		



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Lot Data	Primary Image
<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b> 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	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	2,469 / 3,268
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,469
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	680 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

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	94.62	Total Misc Impr	+ 32,144				
Roofing Adj	+ 4.40	Garage Cost	+ 31,151				
Subfloor Adj	+ -3.48	Total RCN	= 453,984				
Heat/Cool Adj	+ 16.31	Depreciation ( 11%)	- 49,938				
Plumbing Adj	+ 7.70	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 404,046				
Adj Base Cost	= 119.55	Lot Value	+ 404,046				
Total Area	x 3,268	Indicated Value	= 404,046				
Adjusted Cost	= 390,689	Value Per SqFt	123.64				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	404,046		
Lot Value			
Indicated Value	404,046	123.64	Per SqFt
Agland Value	280		
Site Improvements	115,179		
Total Value	519,505	158.97	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	112607		366	366	31.73		11,613
PRCH	SLAB PORCH - COVERED	112608		32x8	256	32.08		8,212
PRCH	SLAB PORCH - COVERED	112609		26x6	156	32.53		5,075



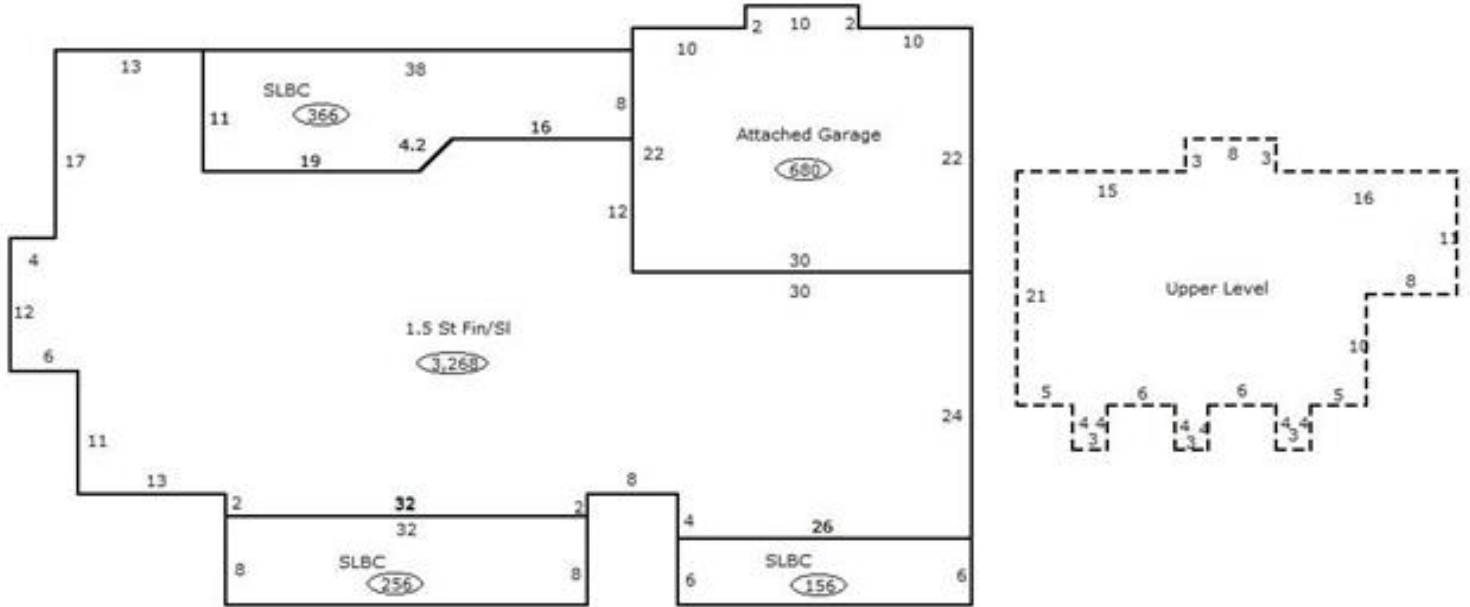
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,469	1.324	3,268
2	U	^UL	Overhang	13	Upper Level	799	1.000	799
3	G	1		13	Attached Garage	680	1.000	680
4	M	PRCH		13	SLBC	366	1.000	366
5	M	PRCH		13	SLBC	256	1.000	256
6	M	PRCH		13	SLBC	156	1.000	156
<b>Total Building Area</b>						2,469		3,268



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GF	GAZEBO FAIR	12x6x6	Concrete		1	
	Qual	3	Cond 3	Year 2020	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2,950.00 x 1)	2,950		2,950	443	2,507
	UTIL	Shop Building	40x60x10	Concrete	Galvanized Metal	2,400	
	Qual	4	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (29.09 x 2,400)	69,816		69,816	3,491	66,325
	PRCH	SLAB PORCH - COVERED	8x20x6	Concrete	Galvanized Metal	424	
	Qual	3	Cond 3	Year 2016	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (25.60 x 424)	10,854		10,854	543	10,311
	SG	SWIM-GUNITE	0x0x0			1	
	Qual	4	Cond 3	Year 2015	Eff Age 8		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (30,000.00 x 1)	30,000		30,000	3,000	27,000
	CPDT	CARPORT - DETACHED	20x40x10	Concrete	Galvanized Metal	800	
	Qual	3	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (11.89 x 800)	9,512		9,512	476	9,036



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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	IMP PST	20			5.000	56	56	280	280
<b>IMP PST Totals</b>						5.000			280	280
<b>Total Agland</b>						5.000			280	280