



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	660093652																		
Parcel ID	20N16E-05-1-00000-000-0000																		
Cadastral ID	05-20-16-00121																		
Property Type	REAL - Real Property																		
Property Class	RR	VI Area 3																	
Tax Area	18 - CLAREMORE RURAL/W/O FIRE																		
Name ID	348163																		
FERGUSON, MYLES KEITH & VICTORIA MICHELLE																			
25206 S 4150 RD CLAREMORE OK 74019-0000																			
Parcel Location																			
Situs	25206 S 4150 RD																		
Subdivision																			
Lot/Block	/	Parcel Size	1.96 - Acres																
Sec/Twn/Rng	5 / 20 / 16 / 1																		
Neighborhood	2016 - UNPLATTED LAND																		
School District	S001 - CLAREMORE SCHOOLS																		
Legal Description Lat/Long: 36.24614883 -95.61938671																			
TR IN S 20 AC GOV'T LOT 1 & SE NE; COMM NE/C; S01-30-19E ALG E/L 1011.70' TO POB; S01-30-19E 339.71' TO NLY ROW OF TULSA WATER/L ROW; N78-17-19W 97.91' ALG ROW; N77-24-25W 94.10'; S88 54-38W 76.45'; N75-33-26W 233.74'; CURVE L RAD 1395.10' C/ANG 0-06 39 CH/B																			
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										
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Exemptions																			
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Sale History																			
<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>GUDENKAUF, BRIAN & LUCRITIA</td> <td>09/05/2025</td> <td>252,500</td> <td>21</td> </tr> <tr> <td>2520/21</td> <td>WILLIAMS, BUFORD &</td> <td>10/14/2015</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	GUDENKAUF, BRIAN & LUCRITIA	09/05/2025	252,500	21	2520/21	WILLIAMS, BUFORD &	10/14/2015	0	4
Bk/Pg	Grantor	Date	Price	Code															
/	GUDENKAUF, BRIAN & LUCRITIA	09/05/2025	252,500	21															
2520/21	WILLIAMS, BUFORD &	10/14/2015	0	4															
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax											
Remove Cap	2026	Land Value	120,642	120,642	11%	13,271	Assessed	27,776 2,567.34											
Year Frozen	0	Improvements	131,859	131,859		14,505	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00											
TIF Project ID	0	Total Value	252,501	252,501		27,776	Total Taxable	26,776 2,475.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660093652	FERGUSON, MYLES KEITH &	18	115,116	1000	10,886	1,006.00												
2024	2024-660093652	GUDENKAUF, BRIAN & LUCRITIA	18	110,583	1000	10,540	974.00												
2023	2023-660093652	GUDENKAUF, BRIAN & LUCRITIA	18	101,855	1000	10,204	935.00												
2022	2022-660093652	GUDENKAUF, BRIAN & LUCRITIA	18	103,195	1000	10,351	958.00												
2021	2021-660093652	GUDENKAUF, BRIAN & LUCRITIA	18	102,807	1000	10,104	892.00												
2020	2020-660093652	GUDENKAUF, BRIAN & LUCRITIA	18	100,847	1000	9,781	896.00												
2019	2019-660093652	GUDENKAUF, BRIAN & LUCRITIA	18	96,106	1000	9,467	877.00												
2018	2018-660093652	GUDENKAUF, BRIAN & LUCRITIA	18	99,460	1000	9,162	847.00												
2017	2017-660093652	GUDENKAUF, BRIAN & LUCRITIA	18	95,855	1000	8,866	813.00												
2016	2016-660093652	GUDENKAUF, BRIAN & LUCRITIA	18	92,987	1000	8,579	804.00												
2015	2015-660093652	WILLIAMS, BUFORD &	18	90,924	0	9,300	837.00												
2014	2014-660093652	WILLIAMS, BUFORD &	18	91,755	0	9,029	837.00												
2013	2013-660093652	WILLIAMS, BUFORD &	18	86,574	0	8,766	802.00												



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Lot Data		Square-Foot - NBHD 2016 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	1.959	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value	85,332.00 x 1.09 = 93,028	
Factor Value		
Adjustments	1.2968	
Lot Value	120,642	



D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-17\IMG 9/17/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	756 / 1,476
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	756
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	720 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	84.65	Total Misc Impr	+ 10,115				
Roofing Adj	+ 2.69	Garage Cost	+ 18,475				
Subfloor Adj	+ -0.70	Total RCN	= 178,980				
Heat/Cool Adj	+ 11.47	Depreciation (29%)	- 51,904				
Plumbing Adj	+ 3.78	Lump Sums	+ 2,178				
Basement Adj	+ 0.00	RCNLD	= 129,254				
Adj Base Cost	= 101.89	Lot Value	+ 120,642				
Total Area	x 1,476	Indicated Value	= 249,896				
Adjusted Cost	= 150,390	Value Per SqFt	169.31				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,254		
Lot Value	120,642		
Indicated Value	249,896	169.31	Per SqFt
Agland Value			
Site Improvements	2,605		
Total Value	252,501	171.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
GENR	Generator - Residential Standby	0		1	1	2,492.00		2,492
PRCH	Porch	112637	30x8		240	23.44		5,626
WODC	Wood Deck - Covered	136976	12x8		96	45.17	76%	1,041
WODO	Wood Deck - Open	182442	34x8		272	17.41	76%	1,137
WDBS	Wood Burning Stove			1	1	1,996.59		1,997



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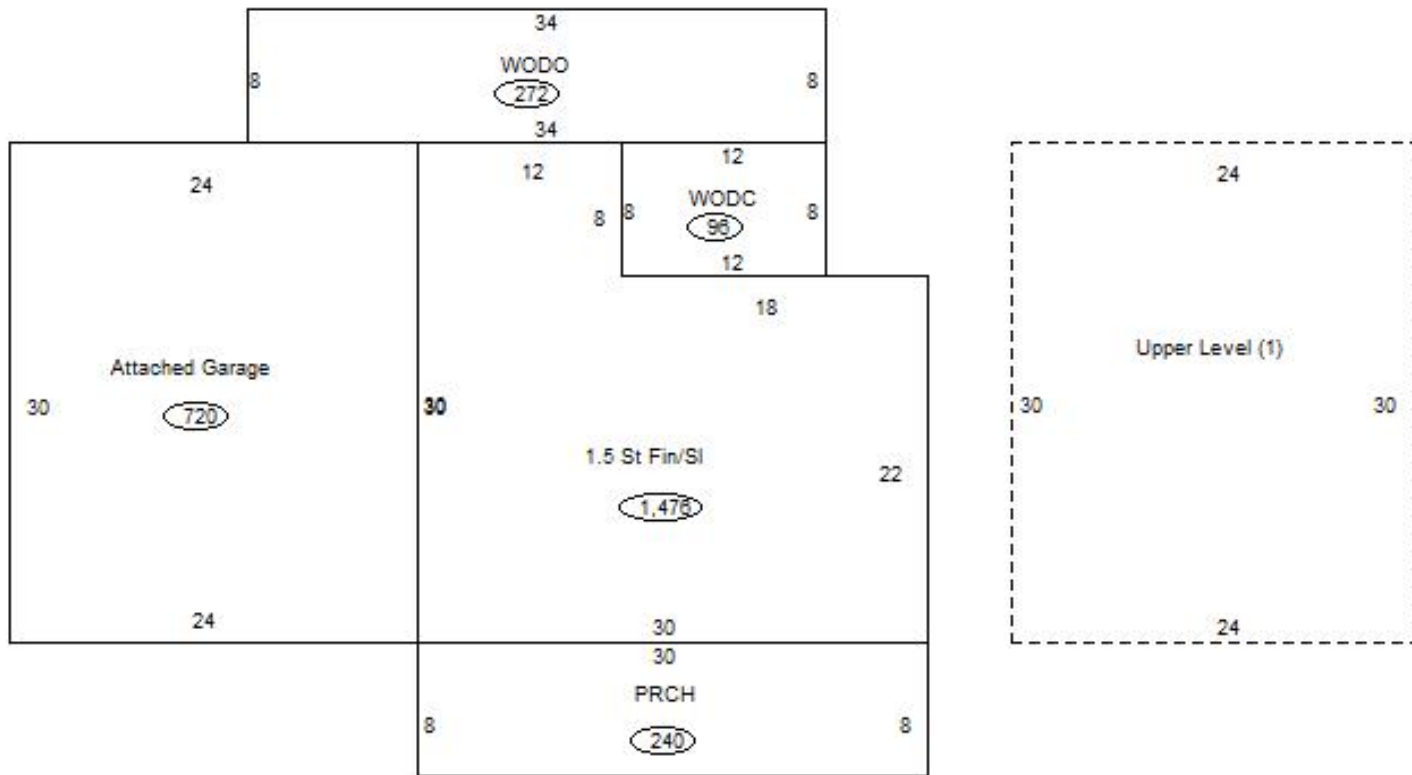
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	756	1.952	1,476
2	M	PRCH		13	PRCH	240	1.000	240
3	G	1		13	Attached Garage	720	1.000	720
4	U	^UL		13	Upper Level (1)	720	1.000	720
5	M	WODC		13	WODC	96	1.000	96
6	M	WODO		13	WODO	272	1.000	272
Total Building Area						756		1,476



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODO	Wood Deck - Open	8x8x0	Plank		64
Qual	3	Cond 3	Year 2022	Eff Age 3		
Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
Base Cost (28.92 x 64)		1,851		1,851	278	1,573
	PCPT	Carport - Portable	12x20x8	Base	Formed Metal	240
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD	
Base Cost (4.38 x 240)		1,051		1,051	830	221
	SHDS	Shed - Small	6x8x6	Plank	Formed Metal	48
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD	
Base Cost (36.45 x 48)		1,750		1,750	1,033	717
	ASC	Awing/Shelter/Carport	6x8x6	Dirt	Formed Metal	48
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD	
Base Cost (4.62 x 48)		222		222	175	47
	ASC	Awing/Shelter/Carport	6x8x6	Dirt	Formed Metal	48
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (79% Phys/ % Func)	RCNLD	
Base Cost (4.62 x 48)		222		222	175	47