



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660094465 <b>Parcel ID</b> 22N17E-19-2-00000-000-0001 <b>Cadastral ID</b> 19-22-17-02810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 75 - SEQUOYAH/FOYIL FD <b>Name ID</b> 307581 GUFFEY, SUE ELLEN  12332 S MAPLE AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16232 E 440 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 19 / 22 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/5/2020</p>																																																	
<b>Legal Description</b> Lat/Long: 36.37895498 -95.53914461																																																						
E2 NE NW NW.					<b>Building Permits</b> <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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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					2258/152	DAVIDSON, KENNETH &	07/17/2012	0	4																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>101.310</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 78,068</td> <td>36,825</td> <td>11%</td> <td>4,051</td> <td>Assessed</td> <td>4,216</td> <td>427.12</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 0</td> <td>0</td> <td> </td> <td>0</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 1,500</td> <td>1,500</td> <td> </td> <td>165</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 79,568</td> <td>38,325</td> <td> </td> <td>4,216</td> <td>Total Taxable</td> <td>4,216</td> <td>427.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax	Remove Cap	0	Land Value 78,068	36,825	11%	4,051	Assessed	4,216	427.12	Year Frozen	0	Improvements 0	0		0	Penalty	0		Uncapped Value	0	Mobile Home 1,500	1,500		165	Exemption	0	0.00	TIF Project ID	0	Total Value 79,568	38,325		4,216	Total Taxable	4,216	427.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660094465	GUFFEY, SUE ELLEN	75	61,845	0	4,015	407.00																																															
2024	2024-660094465	GUFFEY, SUE ELLEN	75	61,845	0	3,824	389.00																																															
2023	2023-660094465	GUFFEY, SUE ELLEN	75	43,750	0	3,642	380.00																																															
2022	2022-660094465	GUFFEY, SUE ELLEN	75	43,750	0	3,468	368.00																																															
2021	2021-660094465	GUFFEY, SUE ELLEN	75	43,750	0	3,303	341.00																																															
2020	2020-660094465	GUFFEY, SUE ELLEN	75	40,400	0	3,146	336.00																																															
2019	2019-660094465	GUFFEY, SUE ELLEN	75	34,650	0	2,996	318.00																																															
2018	2018-660094465	GUFFEY, SUE ELLEN	75	34,650	0	2,854	305.00																																															
2017	2017-660094465	GUFFEY, SUE ELLEN	75	34,650	0	2,718	288.00																																															
2016	2016-660094465	GUFFEY, SUE ELLEN	75	34,650	0	2,589	274.00																																															
2015	2015-660094465	GUFFEY, SUE ELLEN	75	34,650	0	2,465	265.00																																															
2014	2014-660094465	GUFFEY, HAROLD & SUE ELLEN	75	31,900	0	2,348	257.00																																															
2013	2013-660094465	GUFFEY, HAROLD & SUE ELLEN	75	31,900	0	2,236	239.00																																															



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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	5.1688	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	225,153.00 x .35 = 78,068	
Factor Value		
Adjustments	1.0000	
Lot Value	78,068	

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	
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	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	+	78,068			
Total Area	x	Indicated Value	=	78,068			
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	78,068		
Indicated Value	78,068	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	78,068	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
	PCPT	Carport - Portable	12x20x6	Concrete	Formed Metal	240
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (5.05 x 240)	1,212		1,212	1,212	

	SHDS	Shed - Small	20x12x6	Base	Composition Shingle	240
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1995	<b>Eff Age</b> 23		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (21.67 x 240)	5,201		5,201	5,201	



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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' 11/5/2020	
Adjustments		<b>GRM Approach</b>	
Lot Value		GRM Code	
<b>Residential Data</b>		Gross Rent 0.00	
Type	6 Mobile Home 80 x 14	Indicated Value	
Condition	2 - Fair	<b>Multiple Regression</b>	
Quality	1.5 - Low	MRA Code	
Architecture	6 MS ADJ	Adusted R	
Style	100% Single Wide	Indicated Value	
Exterior Wall	100% Aluminum Sheet	<b>Direct Comparables</b>	
Base/Total Area	1,120 / 1,120	Selection Model 1 Res	
Style	100% Single Wide	Adjustment Model A2 AO Test	
HVAC	100% Forced Air Furnace	Comparables	
Roof Cover	14 Metal, Ribbed	Indicated Value	
Area on Slab	0	<b>Value Reconciliation</b>	
Fixture/RghIn	/	Selected Approach Correlated Value	
Bed/F/H Bath	/ /	Improvements 1,500	
Basement Area		Lot Value	
Garage Type		Indicated Value 1,500 1.34 Per SqFt	
Remodel		Agland Value	
Year/Eff Age	1979 / 47	Site Improvements	
<b>Cost Approach</b>		Total Value 1,500 1.34 Total Value Per SqFt	
Manual : 01/2025			
Base Cost	28.79	Total Misc Impr	+ 0
Roofing Adj	+ 2.33	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 46,357
Heat/Cool Adj	+ 4.56	Depreciation ( 80%)	- 37,086
Plumbing Adj	+ 5.71	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 9,271
Adj Base Cost	= 41.39	Lot Value	+ 9,271
Total Area	x 1,120	Indicated Value	= 9,271
Adjusted Cost	= 46,357	Value Per SqFt	8.28
<b>Miscellaneous Improvements</b>			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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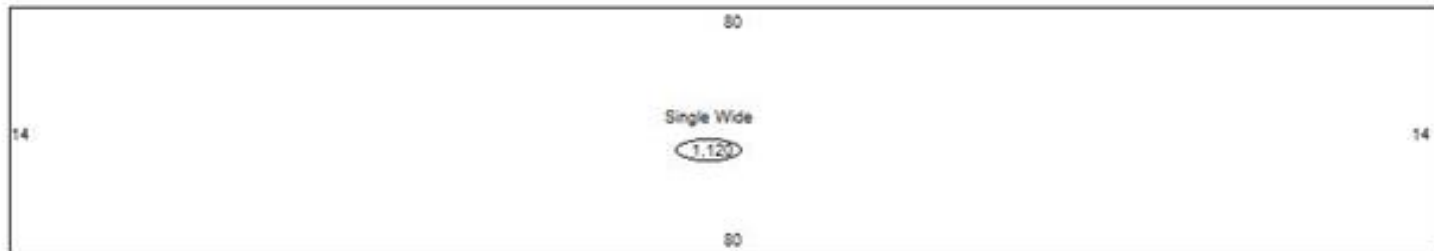
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Single Wide	1,120	1.000	1,120
<b>Total Building Area</b>						1,120		1,120