



# 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	660102583													
Parcel ID	20N16E-06-3-00000-001-0000													
Cadastral ID	06-20-16-00820													
Property Type	REAL - Real Property													
Property Class	RA	VI Area	3											
Tax Area	4 - VERDIGRIS/VERD FIRE													
Name ID	327248													
SEWELL, CHARLES														
25755 S 4130 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	25755 S 4130 RD													
Subdivision														
Lot/Block	/	Parcel Size	18.09 - Acres											
Sec/Twn/Rng	6 / 20 / 16 / 3													
Neighborhood	2016 - UNPLATTED LAND													
School District	S008 - VERDIGRIS SCHOOLS													
Legal Description Lat/Long: 36.23770162 -95.65244864														
N2 W 20.70 ACRES GOVT LOT 7 LESS CITY OF TULSA WATERLINE & LESS S 150' W 290.40' THEREOF & NE 10 ACRES GOVT LOT 7														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					/	WALDEN, CHARLES M &	03/26/2019	300,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax						
Remove Cap	2020	Land Value	3,023	3,023	11%	Assessed	22,773	2,371.39						
Year Frozen		Improvements	252,046	204,008		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-87.00						
TIF Project ID	0	Total Value	255,069	207,031		Total Taxable	21,773	2,284.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660102583	SEWELL, CHARLES	4	220,210	1000	21,111	2,215.00							
2024	2024-660102583	SEWELL, CHARLES	4	234,708	1000	20,467	1,972.00							
2023	2023-660102583	SEWELL, CHARLES	4	216,375	1000	19,842	1,884.00							
2022	2022-660102583	SEWELL, CHARLES	4	215,298	1000	19,235	1,859.00							
2021	2021-660102583	SEWELL, CHARLES	4	178,589	1000	18,645	1,755.00							
2020	2020-660102583	SEWELL, CHARLES	4	175,306	1000	18,284	1,725.00							
2019	2019-660102583	SEWELL, CHARLES	4	167,475	0	18,423	1,755.00							



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,978 / 1,978
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,978
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	599 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1993 / 23

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-10-15\IM 10/15/2021

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	101.13	Total Misc Impr	+ 27,060	Roofing Adj	+ 4.27	Garage Cost	+ 19,767
Subfloor Adj	+ -1.10	Total RCN	= 289,884	Heat/Cool Adj	+ 11.47	Depreciation ( 30%)	- 86,965
Plumbing Adj	+ 7.11	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 202,919
Adj Base Cost	= 122.88	Lot Value	+ 202,919	Total Area	x 1,978	Indicated Value	= 202,919
		Value Per SqFt	102.59	Adjusted Cost	= 243,057		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	202,919		
Lot Value			
Indicated Value	202,919	102.59	Per SqFt
Agland Value	3,023		
Site Improvements	49,127		
Total Value	255,069	128.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12173	202		202	23.56		4,759
EPSW	Enclosed Porch - Solid Wall	12174	14x13		182	62.14		11,309
PRCH	Slab Porch - Covered	12175	30x16		480	22.90		10,992



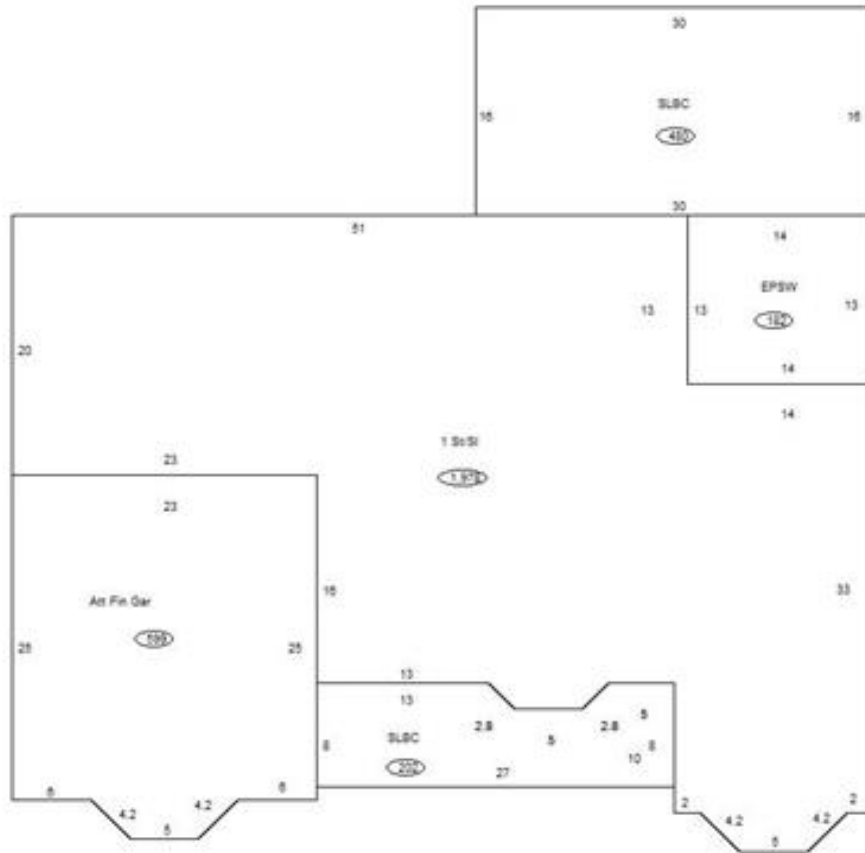
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,978	1.000	1,978
2	G	5	Slab	10	Att Fin Gar	599	1.000	599
3	M	PRCH		10	SLBC	202	1.000	202
4	M	EPSW		10	EPSW	182	1.000	182
5	M	PRCH		10	SLBC	480	1.000	480
<b>Total Building Area</b>						<b>1,978</b>		<b>1,978</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	Loafing Shed	8x16x8	Dirt	Formed Metal	128
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 3		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (7.12 x 128)		911		911	128	783
	LOAF	Loafing Shed	8x16x8	Dirt	Formed Metal	128
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2022	<b>Eff Age</b> 3		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (14% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (7.12 x 128)		911		911	128	783
	BNGP	Barn - General Purpose	30x40x10	Concrete	Formed Metal	1,200
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ 0% Func)</b>		<b>RCNLD</b>
Base Cost (26.95 x 1,200)		32,340		32,340	8,085	24,255
	ASC	Awing/Shelter/Carport	12x12x6	Dirt	Formed Metal	144
	<b>Qual</b> 2	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (33% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.07 x 144)		586		586	193	393
	UTIL	Utility Building	12x24x7	Concrete	Composition Shingle	288
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2015	<b>Eff Age</b> 8		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (30.71 x 288)		8,844		8,844	1,327	7,517
	SHIP	Shipping/Storage Container	8x40x8	Base		320
	<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 (79% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (6.25 x 320)		2,000		2,000	1,580	420
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		900
	<b>Qual</b> 4	<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 (68% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (52.00 x 900)		46,800		46,800	31,824	14,976



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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
RVC	RIVERTON GRAVELLY LOAM 3-	NTV PST	61			10.090	146	146	1,477	1,477
<b>NTV PST Totals</b>						10.090			1,477	1,477
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69			8.000	193	193	1,546	1,546
<b>IMP PST Totals</b>						8.000			1,546	1,546
<b>Total Agland</b>						18.090			3,023	3,023