



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:23:11
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Assessment Data					Primary Image				
Account	660105045				No Image On File				
Parcel ID	22N17E-29-2-00000-002-0000								
Cadastral ID	29-22-17-02020								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	333621								
BRESHEARS, COLESTON W & TAMMY M									
17050 E 454 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	17050 E 454 RD								
Subdivision									
Lot/Block	/	Parcel Size 2.5 - Acres							
Sec/Twn/Rng	29 / 22 / 17 / 2								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.35950232 -95.52344107									
Building Permits									
NE SW SW NW					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	BRESHEARS, DIAN M	01/29/2021	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	0	Land Value 50,487	9,292	11%	1,022	Assessed	1,022	100.48	
Year Frozen		Improvements 0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-88.00	
TIF Project ID	0	Total Value 50,487	9,292		1,022	Total Taxable	22	12.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105045	BRESHEARS, COLESTON W & TAMMY M	94	43,796	992		10.00		
2024	2024-660105045	BRESHEARS, COLESTON W & TAMMY M	94	43,796	0	964	100.00		
2023	2023-660105045	BRESHEARS, COLESTON W & TAMMY M	94	34,750	0	918	98.00		
2022	2022-660105045	BRESHEARS, COLESTON W & TAMMY M	94	34,750	0	874	94.00		
2021	2021-660105045	BRESHEARS, COLESTON W & TAMMY M	94	34,750	0	832	86.00		



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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image			
Lot Size	0	0					
Lot Count	0						
Units Buildable	0						
Non-Ag Acres	2.6361						
Topography							
Street Access							
Utilities							
Amenities	LAND QUALITY		0				
			0				
Method	Square-Foot						
Base Lot Value	114,827.00 x .44 = 50,487						
Factor Value							
Adjustments	1.0000						
Lot Value	50,487						
Residential Data				GRM Approach			
Type				GRM Code			
Condition	-			Gross Rent	0.00		
Quality	-			Indicated Value			
Architecture				Multiple Regression			
Style				MRA Code			
Exterior Wall				Adusted R			
Base/Total Area /				Indicated Value			
Style				Direct Comparables			
HVAC				Selection Model	1 Res		
Roof Cover				Adjustment Model	A2 AO Test		
Area on Slab				Comparables			
Fixture/RghIn /				Indicated Value			
Bed/F/H Bath / /				Value Reconciliation			
Basement Area				Selected Approach	Cost Approach		
Garage Type				Improvements			
Remodel				Lot Value	50,487		
Year/Eff Age /				Indicated Value	50,487	0.00	Per SqFt
				Agland Value			
				Site Improvements			
				Total Value	50,487	0.00	Total Value Per SqFt
Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0				
Roofing Adj	+ 0.00	Garage Cost	+ 0				
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	= 0				
Adj Base Cost	= 0.00	Lot Value	+ 50,487				
Total Area	x	Indicated Value	= 50,487				
Adjusted Cost	= 0	Value Per SqFt	0.00				
Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value