



# 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	660105955								
Parcel ID	22N17E-31-2-00000-001-0000								
Cadastral ID	31-22-17-00540								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	335782								
BRENT, GENE & PATSY									
18355 S 4190 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	18355 S 4190 RD								
Subdivision									
Lot/Block	/	Parcel Size	11.7 - Acres						
Sec/Twn/Rng	31 / 22 / 17 / 2								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.34509989 -95.53886692									
TR DESC 2021-016306 AS COMM NW/C GOVT LOT 2; S 479.08' TO POB; N88.3907E 981.42'; N01.2905W 479.08'; N88.3907E 863.55'; S01 3803E 1056'; S88.3907W 866.30'; N01.2905W 403.42'; S88.3906W 981 42'; N01.2905W 173.50' TO POB. LESS TR DESC 2021-018787 AS BEG 479.08' S OF NW/C GOVT LOT 2; N88.3907E 981.42';									
Building Permits									
Number	Description	Opened	Closed	Amount					
R23 382	R24 NEW SFR 4678 SQ FT	01/2024	09/2024	785,000					
R22 161	R23 NEW DTCH ACC BLDG	04/2022	07/2022	70,000					
R21	R23- SPLIT	09/2021	07/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WRIGHT, WILFRED SR &	08/26/2021	249,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2022	Land Value	1,571	1,571	11%	Assessed	78,076	7,676.43	
Year Frozen		Improvements	735,012	708,208		Penalty	0		
Uncapped Value	664,143	Mobile Home	0	0		Exemption	1,000	-88.00	
TIF Project ID	0	Total Value	736,583	709,779		Total Taxable	77,076	7,588.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105955	BRENT, GENE & PATSY	94	698,405	1000	3,874	391.00		
2024	2024-660105955	BRENT, GENE & PATSY	94	50,200	0	4,732	496.00		
2023	2023-660105955	BRENT, GENE & PATSY	94	41,765	0	4,594	491.00		
2022	2022-660105955	BRENT, GENE & PATSY	94	1,571	0	173	19.00		
2021	2021-660105955	BRENT, GENE & PATSY	94	3,503	0	385	40.00		




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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>  <b>Lot Data</b> Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities      LAND QUALITY  Method      Units-Buildable Base Lot Value Factor Value Adjustments Lot Value	<b>Primary Image</b>  <p style="font-size: small; color: red;">660105955      09/30/24</p> <p>660105955_001.JPG      10/1/2024</p>
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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	3,692 / 3,692
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,692
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	1,232 Detached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	115.32	Total Misc Impr	+ 63,426	Roofing Adj	+ 6.23	Garage Cost	+ 86,684
Subfloor Adj	+ -4.30	Total RCN	= 677,697	Heat/Cool Adj	+ 18.45	Depreciation ( 2%)	- 13,554
Plumbing Adj	+ 7.20	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 664,143
Adj Base Cost	= 142.90	Lot Value	+ 664,143	Total Area	x 3,692	Indicated Value	= 664,143
Adjusted Cost	= 527,587	Value Per SqFt	179.89				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	664,143		
Lot Value		664,143	179.89 Per SqFt
Agland Value	1,571		
Site Improvements	70,869		
Total Value	736,583	199.51	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	8,198.48		8,198
SHLT	STORM SHELTER	0		1	1	0.00		
GENR	Generator - Residential Standby	0		1	2024	4,676.00		4,676
PRCH	Porch	161350	903		903	33.81		30,530
PATC	Patio - Covered	161351	768		768	21.05		16,166
PATO	Patio - Open	161361	26x12		312	12.36		3,856



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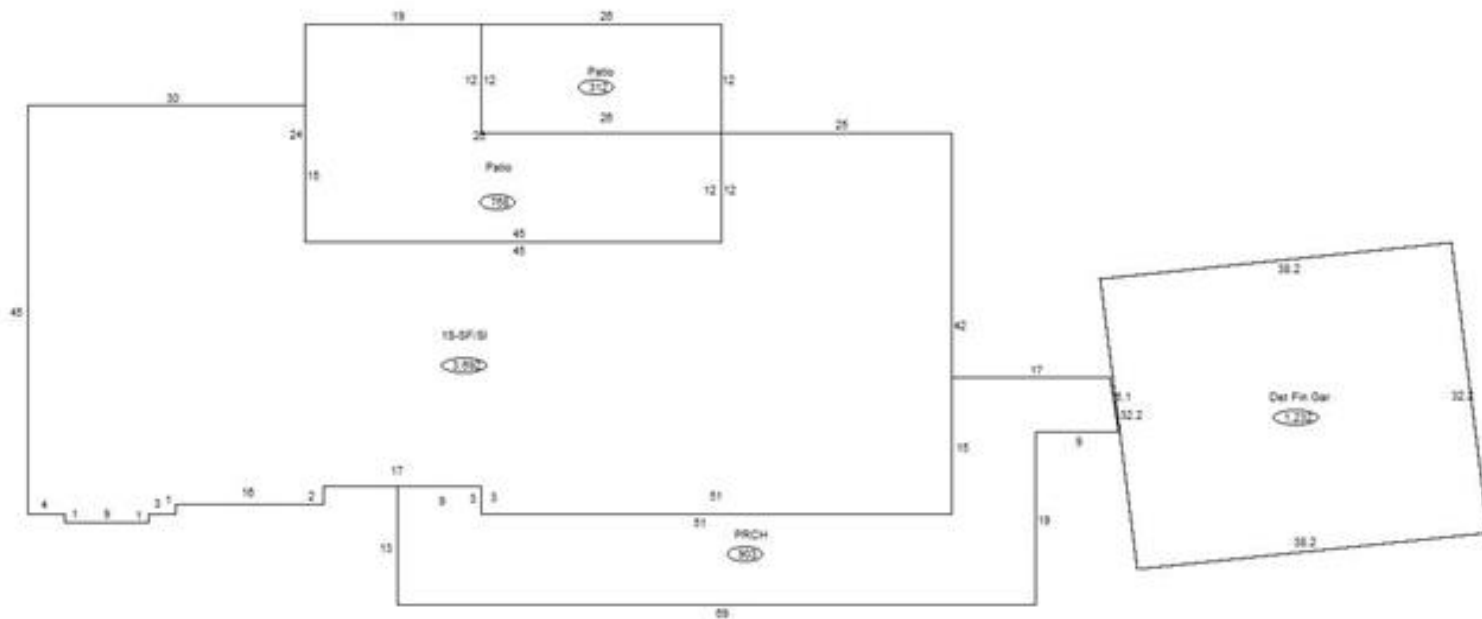
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	3,692	1.000	3,692
2	M	PRCH		13	PRCH	903	1.000	903
3	M	PATC		13	Patio	768	1.000	768
4	G	6		13	Det Fin Gar	1,232	1.000	1,232
5	M	PATO		13	Patio	312	1.000	312
<b>Total Building Area</b>						<b>3,692</b>		<b>3,692</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	Paving - Asphalt	0x0x0	Paved-Asphalt		1,266
	Qual 5	Cond 4	Year 2024	Eff Age 1		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (8% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (6.63 x 1,266)	8,394		8,394	672	7,722

UTIL	Shop Building		40x50x14	Concrete	Formed Metal	2,000
Qual 4	Cond 4	Year 2022		Eff Age 2		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (32.55 x 2,000)	65,100		65,100	1,953	63,147



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			.690	92	92	63	63
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			2.460	92	92	226	226
HC	HECTOR STONY SANDY LOAM	TMBR	20			1.060	36	36	38	38
<b>TMBR Totals</b>						4.210			327	327
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			2.430	143	143	347	347
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			4.010	165	165	662	662
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			1.050	224	224	235	235
<b>IMP PST Totals</b>						7.490			1,244	1,244
<b>Total Agland</b>						11.700			1,571	1,571