



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	660107379								
Parcel ID	22N17E-13-3-00000-001-0000								
Cadastral ID	13-22-17-00320								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	75 - SEQUOYAH/FOYIL FD								
Name ID	270716								
HOLLISTER, RONALD KORY & TAMMY									
CO-TRUSTEES									
15656 E HWY 20 CLAREMORE OK 74019-3910									
Parcel Location									
Situs	21061 E 440 RD								
Subdivision									
Lot/Block	/	Parcel Size	20.01 - Acres						
Sec/Twn/Rng	13 / 22 / 17 / 3								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.38114778 -95.45080922									
TR DESC AS COMM SE/C SW; S88.4118W 1317.42' TO POB; S88 4118W 600.30'; CURVE RIGHT RAD 153.68 DIST 147.52' CHORD BEAR N63.4843W DIST 141.92'; N36.1844W 447.66'; CURVE LEFT RAD 144 14 DIST 122.13 CHORD BEAR N60.3508W									
Building Permits									
Number	Description	Opened	Closed	Amount					
A22	A23 NEW HOME CONSTRUCTION	10/2022	12/2023						
S22	S23 SPLIT	09/2022	10/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WILSON, SHARON ANNE HARRIS TRU	09/24/2022	175,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax	
Remove Cap	2023	Land Value	2,612	2,612	11%	287	Assessed	48,964 4,960.54	
Year Frozen		Improvements	442,512	442,512		48,677	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -89.00	
TIF Project ID	0	Total Value	445,124	445,124		48,964	Total Taxable	47,964 4,872.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660107379	HOLLISTER, RONALD KORY & TAMMY	75	472,782	1000	50,720	5,152.00		
2024	2024-660107379	HOLLISTER, RONALD KORY & TAMMY	75	456,491	1000	49,214	5,028.00		
2023	2023-660107379	HOLLISTER, RONALD KORY & TAMMY	75	2,612	0	287	30.00		
2022	2022-660107379	HOLLISTER, RONALD KORY & TAMMY	75	1,410	0	155	16.00		



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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,448 / 2,448
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,448
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,225 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2023 / 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	109.53	Total Misc Impr	+	49,806
Roofing Adj	+ 5.18	Garage Cost	+	45,582
Subfloor Adj	+ -3.39	Total RCN	=	416,492
Heat/Cool Adj	+ 14.47	Depreciation (2%)	-	8,330
Plumbing Adj	+ 5.38	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	408,162
Adj Base Cost	= 131.17	Lot Value	+	
Total Area	x 2,448	Indicated Value	=	408,162
Adjusted Cost	= 321,104	Value Per SqFt		166.73

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	408,162		
Lot Value			
Indicated Value	408,162	166.73	Per SqFt
Agland Value	2,612		
Site Improvements	34,350		
Total Value	445,124	181.83	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	Fireplace - Residential 1 Story	0		1 2023	1	6,429.63		6,430
PRCH	Slab Porch - Covered	159145	225		225	28.72		6,462
PRCH	Porch	159146	1107		1,107	26.44		29,269
PATO	Patio - Open	166894	789		789	9.69		7,645



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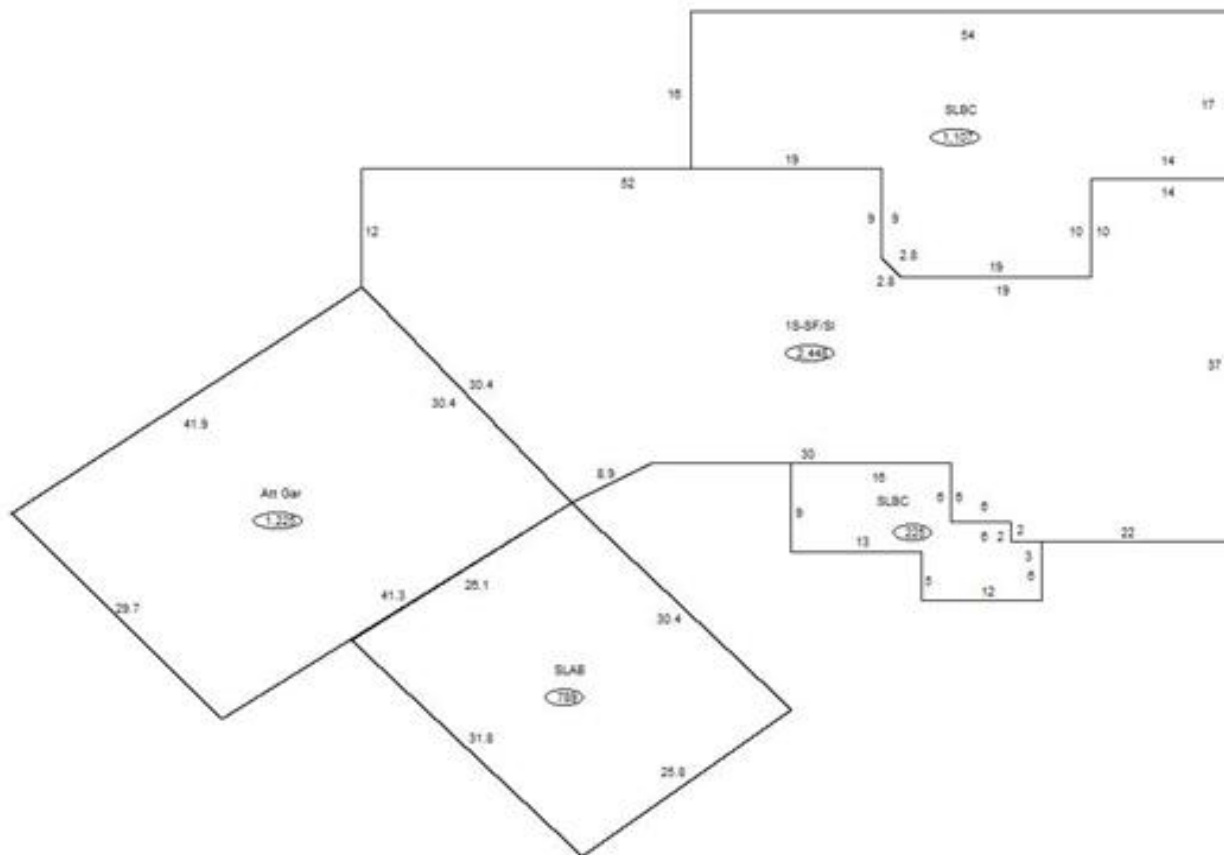
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Sketch Image

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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	2,448	1.000	2,448
2	M	PRCH		13	SLBC	225	1.000	225
3	M	PRCH		13	SLBC	1,107	1.000	1,107
4	G	1		13	Att Gar	1,225	1.000	1,225
5	M	PATO		13	SLAB	789	1.000	789
Total Building Area						2,448		2,448



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x30x10	Base	Formed Metal	1,200
	Qual	3	Cond 3	Year	2023	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (29.51 x 1,200)	35,412	35,412	1,062	34,350



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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	NTV PST	51			1.620	122	122	198	198
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			15.794	142	142	2,236	2,236
HC	HECTOR STONY SANDY LOAM	NTV PST	20			1.123	48	48	54	54
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			1.473	84	84	124	124
NTV PST Totals						20.010			2,612	2,612
Total Agland						20.010			2,612	2,612