



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 660107804 Parcel ID 21N17E-01-3-00000-001-0000 Cadastral ID 01-21-17-00311 Property Type REAL - Real Property Property Class RA VI Area 3 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 341004 GUYLL, DAVID M & MELISSA 21125 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 21125 E 480 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 1 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>660107804_010.JPG 5/16/2025</p>									
Legal Description Lat/Long: 36.32299665 -95.45115289														
TR DESC 2023-001744 AS COMM SW/C SW; N88.5319E 180' TO POB; N88.5319E 1136.88'; N01.3955W 793.64'; S88.5319W 887.39'; S43 3551W 351.59'; S01.4137E 543.76' TO POB.					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>S23</td> <td>S23 SPLIT</td> <td>03/2023</td> <td>05/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount
Number	Description	Opened	Closed	Amount										
S23	S23 SPLIT	03/2023	05/2023											
Exemptions					Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	HAIL ON WHEELS LLC	02/01/2023	650,000	21					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax					
Remove Cap	2024		Land Value	2,856	2,856	11%	314	Assessed	41,050 4,036.04					
Year Frozen			Improvements	446,800	370,330		40,736	Penalty	0					
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -88.00					
TIF Project ID	0		Total Value	449,656	373,186		41,050	Total Taxable	40,050 3,948.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660107804	GUYLL, DAVID M & MELISSA			94	379,995	1000	38,855	3,831.00					
2024	2024-660107804	GUYLL, DAVID M & MELISSA			94	351,765	1000	37,694	3,962.00					
2023	2023-660107804	GUYLL, DAVID M & MELISSA			94	242,483	0	20,566	2,196.00					



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Lot Data	
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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	0
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	3,124 / 3,124
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	3,124
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1994 / 24

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	96.88	Total Misc Impr	+ 16,676	Garage Cost	+		
Roofing Adj	+ 5.85	Total RCN	= 390,588	Depreciation (29%)	-	113,271	
Subfloor Adj	+ -3.20	Lump Sums	+ 0	RCNLD	=	277,317	
Heat/Cool Adj	+ 14.47	Lot Value	+ 277,317	Indicated Value	=	277,317	
Plumbing Adj	+ 5.69	Value Per SqFt	88.77				
Basement Adj	+ 0.00						
Adj Base Cost	= 119.69						
Total Area	x 3,124						
Adjusted Cost	= 373,912						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	277,317		
Lot Value			
Indicated Value	277,317	88.77	Per SqFt
Agland Value	2,856		
Site Improvements	169,483		
Total Value	449,656	143.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	1990	604		604	27.61		16,676



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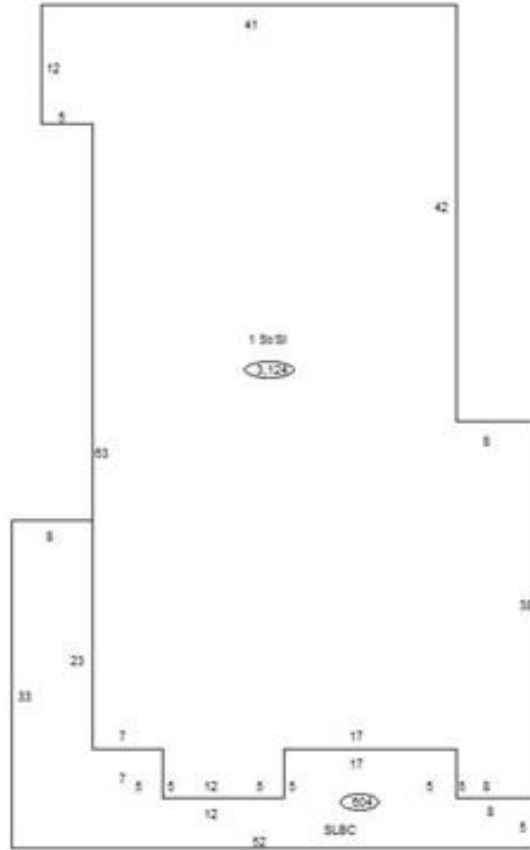
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Sketch Image

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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	1 St/SI	3,124	1.000	3,124
2	M	PRCH		13	SLBC	604	1.000	604
Total Building Area						3,124		3,124



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x78x0			2,340
	Qual 2	Cond 3	Year 2008	Eff Age	14	
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (24.90 x 2,340)		58,266	58,266	2,913	55,353
	UTIL	SHOP BUILDING	40x40x0			1,600
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (28.35 x 1,600)		45,360	45,360	2,268	43,092
	BARN	BARN	36x50x0			1,800
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (9.39 x 1,800)		16,902	16,902	10,986	5,916
	BARN	BARN	0x0x0			2,106
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (9.05 x 2,106)		19,059	19,059	4,765	14,294
	UTIL	SHOP BUILDING	0x0x0			864
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (32.53 x 864)		28,106	28,106	7,027	21,079
	STA	STG AVG	36x30x0			1,080
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 1,080)		7,582	7,582	1,896	5,686
	UTIL	SHOP BUILDING	28x36x0			1,008
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (29.92 x 1,008)		30,159	30,159	7,540	22,619



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PRCH	SLAB PORCH - COVERED	6x10x0			60
	Qual 3	Cond 3	Year	Eff Age 1520		
Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (26.74 x 60)		1,604		1,604	160	1,444



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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	IMP PST	51			20.000	143	143	2,856	2,856
IMP PST Totals						20.000			2,856	2,856
Total Agland						20.000			2,856	2,856