



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
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Assessment Data					Primary Image				
Account	660108780				No Image On File				
Parcel ID	21N16E-21-2-00000-002-0000								
Cadastral ID	21-21-16-01730								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 1							
Tax Area	18 - CLAREMORE RURAL/W/O FIRE								
Name ID	343681								
MCCUISTIAN, DEWEY RANDY & SHERRY L									
17591 OWALLA VALLEY DRIVE CLAREMORE OK 74017-0000									
<b>Parcel Location</b>									
<b>Situs</b>									
<b>Subdivision</b>									
Lot/Block	/	<b>Parcel Size</b> 2.6 - Acres							
Sec/Twn/Rng	21 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.29253464 -95.61423577									
<b>Building Permits</b>									
TR DESC 2024-001136 AS BEG NW/C NW; E 416'; S 272'; W 416'; N 272' TO POB.					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					S24	S25 SPLIT	02/2024		
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
					/	MCCUISTIAN, ROGER TRUSTEE	01/24/2024	0	4
<b>Parcel Valuation</b>									
<b>Source</b>	REAL	<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>	
Remove Cap		Land Value	306	306	11%	34	<b>Assessed</b>	34	3.14
Year Frozen		Improvements	0	0		0	<b>Penalty</b>	0	
Uncapped Value	0	Mobile Home	0	0		0	<b>Exemption</b>	0	0.00
TIF Project ID	0	<b>Total Value</b>	306	306		34	<b>Total Taxable</b>	34	3.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660108780	MCCUISTIAN, DEWEY RANDY & SHERRY L			18	593	0	65	6.00
2024	2024-660108780	MCCUISTIAN, DEWEY RANDY & SHERRY L			18	593	0	65	6.00



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<b>Lot Data</b>		-		<b>Primary Image</b>			
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							
<b>Residential Data</b>							
Type Condition - Quality - Architecture Style Exterior Wall Base/Total Area / Style HVAC Roof Cover Area on Slab Fixture/RghIn / Bed/F/H Bath / / Basement Area Garage Type Remodel Year/Eff Age /				<b>GRM Approach</b>			
				GRM Code Gross Rent 0.00 Indicated Value			
				<b>Multiple Regression</b>			
				MRA Code Adjusted R Indicated Value			
				<b>Direct Comparables</b>			
				Selection Model A Adam Test Adjustment Model NewTest Comparables Indicated Value			
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		<b>Value Reconciliation</b>			
Base Cost	0.00	Total Misc Impr	+ 0	Selected Approach Cost Approach			
Roofing Adj +	0.00	Garage Cost	+ 0	Improvements			
Subfloor Adj +	0.00	Total RCN	= 0	Lot Value			
Heat/Cool Adj +	0.00	Depreciation ( 0%)	- 0	Indicated Value 0.00 Per SqFt			
Plumbing Adj +	0.00	Lump Sums	+ 0	Aglard Value 306			
Basement Adj +	0.00	RCNLD	= 0	Site Improvements			
Adj Base Cost =	0.00	Lot Value	+ 0	Total Value 306 0.00 Total Value Per SqFt			
Total Area x		Indicated Value	= 0				
Adjusted Cost =	0	Value Per SqFt	0.00				
<b>Miscellaneous Improvements</b>							
<b>Code</b>	<b>Description</b>	<b>Sketch ID</b>	<b>Size</b>	<b>Year</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Depr Value</b>



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### Agland Inventory

660108780

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			2.282	122	122	279	279
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.318	85	85	27	27
<b>TMBR Totals</b>						2.600			306	306
<b>Total Agland</b>						2.600			306	306