



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:18:03
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Assessment Data				Primary Image						
Account	660108821			No Image On File						
Parcel ID	23N17E-20-4-00000-001-0000									
Cadastral ID	20-23-17-00511									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	2							
Tax Area	70 - FOYIL RURAL/FOYIL FIRE									
Name ID	346265									
MCPHEETERS FAMILY TRUST										
SANDRA PLEASANCE & STEVEN MCPHEETERS-TRUSTEES										
5312 SANTA BARBARA AVE GARDEN GROVE CA 92845-0000										
Parcel Location										
Situs										
Subdivision										
Lot/Block	/	Parcel Size	.62 - Acres							
Sec/Twn/Rng	20 / 23 / 17 / 4									
Neighborhood	4070 - FOYIL SEQUOYAH AREA									
School District	S007 - FOYIL SCHOOLS									
Legal Description				Building Permits						
Lat/Long: 36.45575232 -95.50821132										
0.62 ACRE TR DESC 2024-002853 AS BEG NW/C E2 SE SE; S01.3602E 30'; N88.4714E 525.53'; CURVE RIGHT RAD 100' CHORD BEAR S46 2348E DIST 141.87 ARC 157.72'; S01.3449E 196.05'; N88.2511E 30'; N01.3949W 325.86'; S88.4714W 655.54' TO POB.				Number	Description	Opened	Closed	Amount		
				S24	S25 SPLIT ACCESS STRIP	03/2024	05/2025			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	MCPHEETERS, CECIL R	01/27/2025	0	21	
					/	ROGERS, MARGARET JEAN	03/01/2024	0	11	
Parcel Valuation										
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax		
Remove Cap		Land Value	139	139	11%	15	Assessed	15	1.52	
Year Frozen		Improvements	0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	139	139		15	Total Taxable	15	2.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660108821	MCPHEETERS FAMILY TRUST	70	139	0	15	1.00			
2024	2024-660108821	MCPHEETERS, CECIL R	70	139	0	15	1.00			



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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)		Primary Image	
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		GRM Approach	
Adjustments		GRM Code	
Lot Value		Gross Rent	0.00
Residential Data		Indicated Value	
Type		Multiple Regression	
Condition	-	MRA Code	
Quality	-	Adjusted R	
Architecture		Indicated Value	
Style		Direct Comparables	
Exterior Wall		Selection Model	1 Res
Base/Total Area	/	Adjustment Model	A2 AO Test
Style		Comparables	
HVAC		Indicated Value	
Roof Cover		Value Reconciliation	
Area on Slab		Selected Approach	Cost Approach
Fixture/RghIn	/	Improvements	
Bed/F/H Bath	//	Lot Value	
Basement Area		Indicated Value	0.00 Per SqFt
Garage Type		Agland Value	139
Remodel		Site Improvements	
Year/Eff Age	/	Total Value	139 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	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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Agland Inventory

660108821

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
OKB	OKEMAH SILTY CLAY LOAM 1-	IMP PST	80			.620	224	224	139	139
IMP PST Totals						0.620			139	139
Total Agland						0.620			139	139