



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	660001687													
Parcel ID	23N16E-02-4-00000-000-0000													
Cadastral ID	02-23-16-01700													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE													
Name ID	256635													
FINCHER, JAMES R														
7650 S 4175 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	07650 S 4175 RD													
Subdivision														
Lot/Block	/	Parcel Size	21.47 - Acres											
Sec/Twn/Rng	2 / 23 / 16 / 4													
Neighborhood	4050 - CHELSEA FOYIL RURAL													
School District	S003 - CHELSEA SCHOOLS													
Legal Description Lat/Long: 36.50392677 -95.57064950														
S 230' N 460' W2 NW NW SE LESS E 25' FOR RD & BEG AT PT 25' W & 100' N OF SE /C OF NW NW NW SE; N 100'; W 304.76'; S 100'; E 304.76' TO POB. & E2 SE SE NW & E2 W2 SE SE NW & SENE NE SW & E2 NW NE NE SW & N 130' SE NE NE SW														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					928/229	EAGEN, HOWARD & KAREN	09/03/1993	18,000	No					
					845/375			17,500	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax						
Remove Cap	0	Land Value	1,901	1,901	11%	209	Assessed	17,624	1,687.32					
Year Frozen	0	Improvements	210,361	156,818		17,250	Penalty	0						
Uncapped Value	0	Mobile Home	1,500	1,500		165	Exemption	1,000	-82.00					
TIF Project ID	0	Total Value	213,762	160,219		17,624	Total Taxable	16,624	1,605.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660001687	FINCHER, JAMES R	71	180,068	1000	16,111	1,555.00							
2024	2024-660001687	FINCHER, JAMES R	71	190,691	1000	15,613	1,537.00							
2023	2023-660001687	FINCHER, JAMES R	71	148,504	1000	15,129	1,506.00							
2022	2022-660001687	FINCHER, JAMES R	71	146,388	1000	14,659	1,467.00							
2021	2021-660001687	FINCHER, JAMES R	71	138,209	1000	14,203	1,433.00							
2020	2020-660001687	FINCHER, JAMES R	71	109,851	1000	6,010	622.00							
2019	2019-660001687	FINCHER, JAMES R	71	103,346	1000	5,806	612.00							
2018	2018-660001687	FINCHER, JAMES R	71	106,683	1000	5,608	585.00							
2017	2017-660001687	FINCHER, JAMES R	71	105,724	1000	5,415	571.00							
2016	2016-660001687	FINCHER, JAMES R	71	101,857	1000	5,229	561.00							
2015	2015-660001687	FINCHER, JAMES R	71	99,300	1000	5,047	536.00							
2014	2014-660001687	FINCHER, JAMES R	71	98,861	1000	4,871	534.00							
2013	2013-660001687	FINCHER, JAMES R	71	92,890	1000	4,700	508.00							



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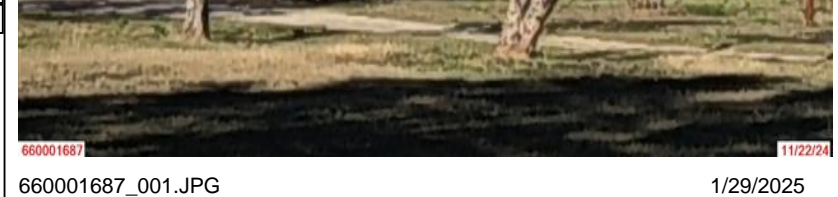
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,486 / 1,486
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 32



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	88.86	Total Misc Impr	+ 0				
Roofing Adj	+ 4.68	Garage Cost	+ 0				
Subfloor Adj	+ 2.27	Total RCN	= 157,769				
Heat/Cool Adj	+ 4.90	Depreciation (44%)	- 69,418				
Plumbing Adj	+ 5.46	Lump Sums	+ 30,395				
Basement Adj	+ 0.00	RCNLD	= 118,746				
Adj Base Cost	= 106.17	Lot Value	+ 0				
Total Area	x 1,486	Indicated Value	= 118,746				
Adjusted Cost	= 157,769	Value Per SqFt	79.91				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,746		
Lot Value			
Indicated Value	118,746	79.91	Per SqFt
Agland Value	1,901		
Site Improvements	58,721		
Total Value	179,368	120.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	4519	14x5		70	43.74		3,062
WODC	WOOD DECK - COVERED	4520	16x8		128	39.26		5,025
WODC	WOOD DECK - COVERED	4521	864		864	25.82		22,308



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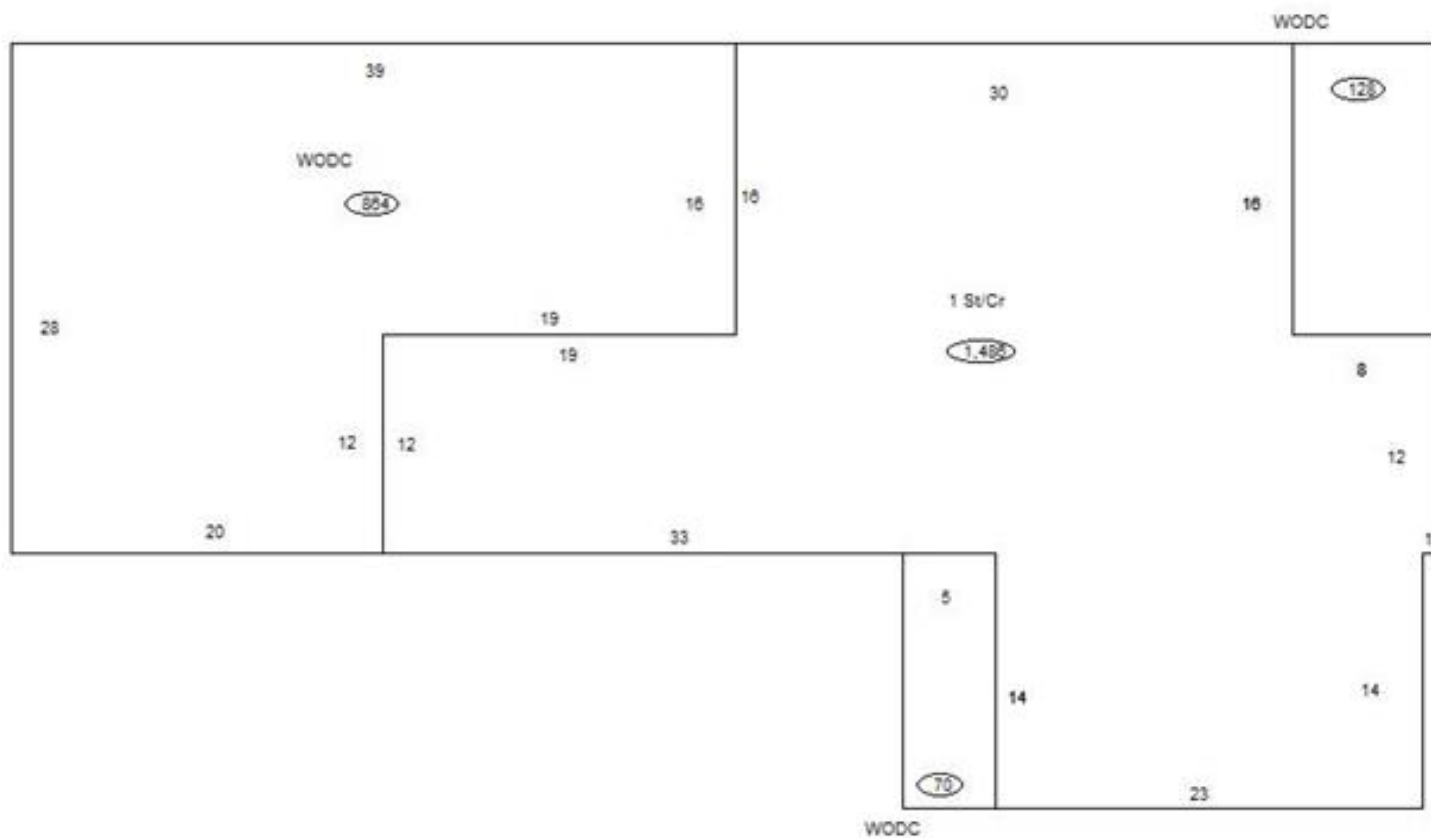
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,486	1.000	1,486
2	M	WODC		10	WODC	70	1.000	70
3	M	WODC		10	WODC	128	1.000	128
4	M	WODC		10	WODC	864	1.000	864
Total Building Area						1,486		1,486



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	40x60x0			2,400	
	Qual 2	Cond 3	Year 2021	Eff Age	4		
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD	
	Base Cost (24.75 x 2,400)		59,400		59,400	4,158	55,242
	BARN	BARN	0x0x0			672	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 672)		7,043		7,043	4,578	2,465
	LT	LEAN-TO	30x16x0			480	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 480)		1,402		1,402	911	491
	LT	LEAN-TO	32x16x0			512	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 512)		1,495		1,495	972	523
	CP	CARPORT DIRT	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x)						
	CP	CARPORT DIRT	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x)						



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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY 4 Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,090 / 1,090
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 56



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	59,936	54.99	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	85.51	Total Misc Impr	+ 5,387				
Roofing Adj	+ 3.95	Garage Cost	+ 0				
Subfloor Adj	+ 2.39	Total RCN	= 111,924				
Heat/Cool Adj	+ 1.56	Depreciation (73%)	- 81,705				
Plumbing Adj	+ 4.32	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 30,219				
Adj Base Cost	= 97.74	Lot Value	+ 0				
Total Area	x 1,090	Indicated Value	= 30,219				
Adjusted Cost	= 106,537	Value Per SqFt	27.72				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	30,219		
Lot Value			
Indicated Value	30,219	27.72	Per SqFt
Agland Value			
Site Improvements	2,113		
Total Value	32,332	29.66	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148073	15x4		60	19.97		1,198
EPSW	ENCLOSED PORCH - SOLID WALL	148074	10x8		80	52.36		4,189



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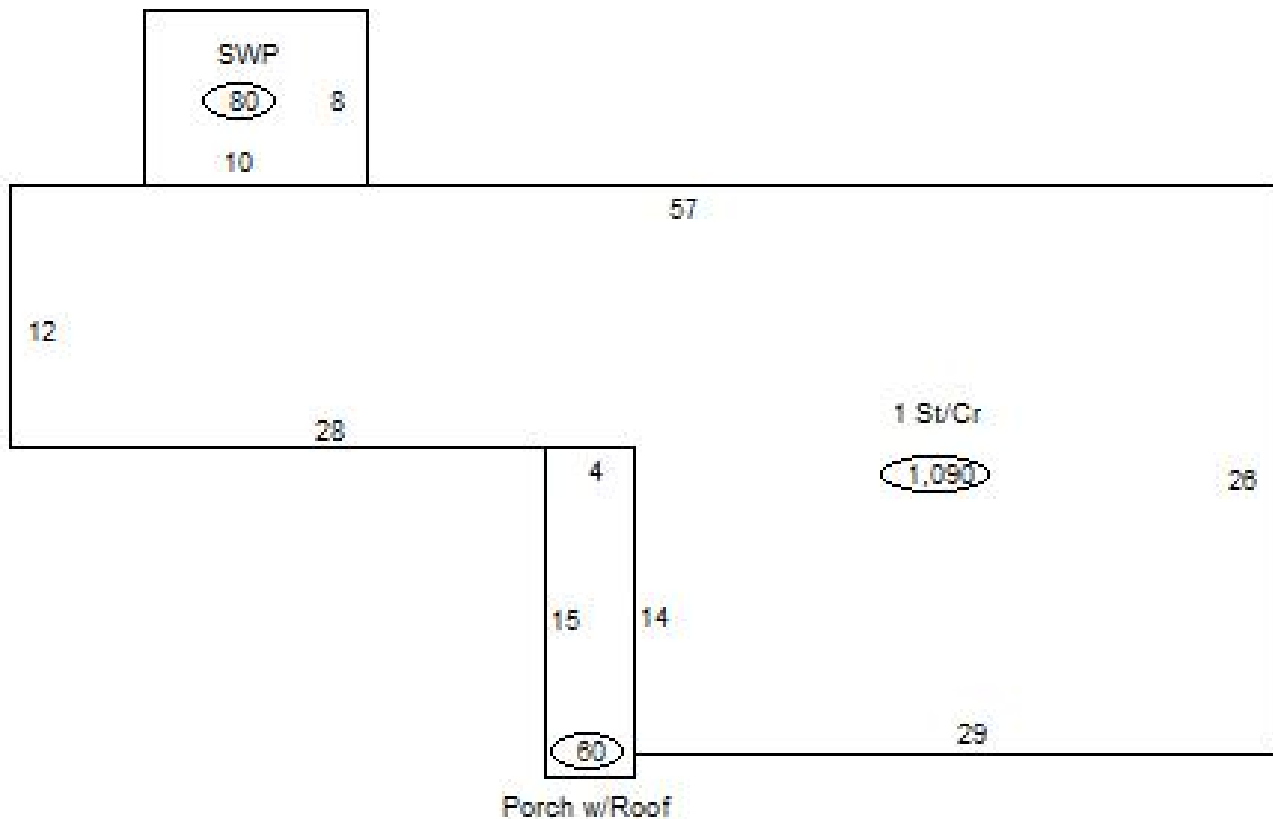
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,090	1.000	1,090
2	M	PRCH		13	SLBC	60	1.000	60
3	M	EPSW		13	EPSW	80	1.000	80
Total Building Area						1,090		1,090



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			504
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)		RCNLD
Base Cost (10.48 x 504)		5,282		5,282	3,169	2,113



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Lot Data		Square-Foot - NBHD 4050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data								
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	/							
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
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	=					
Adj Base Cost	= 0.00	Lot Value	+					
Total Area	x	Indicated Value	=					
Adjusted Cost	= 0	Value Per SqFt		0.00				
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								
Value Reconciliation								
Selected Approach		Cost Approach						
Improvements								
Lot Value								
Indicated Value		0.00 Per SqFt						
Agland Value								
Site Improvements		562						
Total Value		562 0.00 Total Value Per SqFt						
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			400
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)		RCNLD
Base Cost (4.68 x 400)		1,872		1,872	1,310	562



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Lot Data		Primary Image	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value			
Adjustments			
Lot Value			
Residential Data		GRM Approach	
Type	6 Mobile Home 62 x 24	GRM Code	
Condition	1 - Low	Gross Rent	0.00
Quality	1 - Low	Indicated Value	
Architecture	6 MS ADJ	Multiple Regression	
Style	100% Double Wide	MRA Code	
Exterior Wall	100% Lap	Adjusted R	
Base/Total Area	1,488 / 1,488	Indicated Value	
Style	100% Double Wide	Direct Comparables	
HVAC		Selection Model	1 Res
Roof Cover	1 Composition Shingle	Adjustment Model	A2 AO Test
Area on Slab	0	Comparables	
Fixture/RghIn	/	Indicated Value	
Bed/F/H Bath	/ /	Value Reconciliation	
Basement Area		Selected Approach	Correlated Value
Garage Type		Improvements	1,500
Remodel		Lot Value	
Year/Eff Age	1976 / 70	Indicated Value	1,500 1.01 Per SqFt
		Agland Value	
		Site Improvements	
		Total Value	1,500 1.01 Total Value Per SqFt
Cost Approach		Manual : 01/2025	
Base Cost	27.01	Total Misc Impr	+ 0
Roofing Adj	+ 2.01	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 48,464
Heat/Cool Adj	+ 0.00	Depreciation (90%)	- 43,618
Plumbing Adj	+ 3.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 4,846
Adj Base Cost	= 32.57	Lot Value	+ 4,846
Total Area	x 1,488	Indicated Value	= 4,846
Adjusted Cost	= 48,464	Value Per SqFt	3.26
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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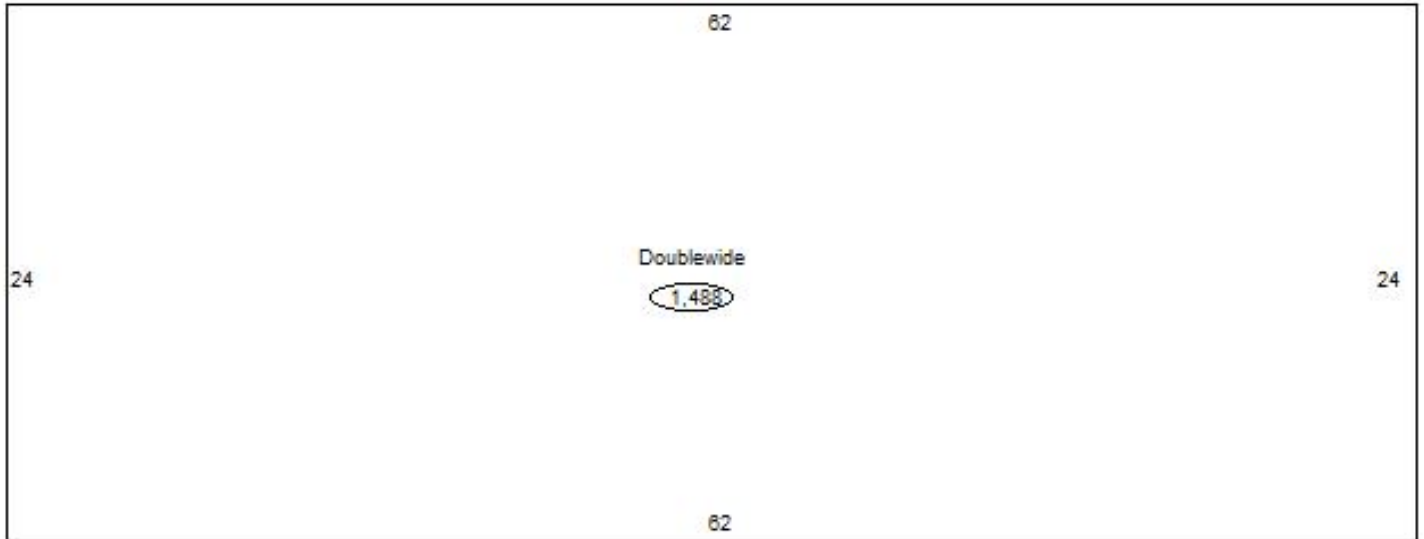
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	1,488	1.000	1,488
Total Building Area						1,488		1,488



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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
CMB	CLAREMORE SILT LOAM 0-3%	TMBR	45			15.470	81	81	1,253	1,253
TMBR Totals						15.470			1,253	1,253
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			6.000	108	108	648	648
NTV PST Totals						6.000			648	648
Total Agland						21.470			1,901	1,901