



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	660004957													
Parcel ID	20N17E-06-4-00000-000-0000													
Cadastral ID	06-20-17-00400													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 3												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	308153													
VICKREY, MICHAEL A & ROXANNE TRUSTEES REV TRUST DATED 3/29/12 PO BOX 926 CLAREMORE OK 74018-0926														
Parcel Location														
Situs	17677 E 540 RD													
Subdivision														
Lot/Block	/	Parcel Size	178.36 - Acres											
Sec/Twn/Rng	6 / 20 / 17 / 4													
Neighborhood	2017 - UNPLATTED LAND													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.23799106 -95.53520794														
PT LOT 7, N & E RR & SE SW & S2 SE & NE SE & SE SE NE														
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										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2482/259	VICKREY, MICHAEL A &	06/26/2015	1,100,000	16										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	2016	Land Value	25,380	25,380	11%	2,792	Assessed	33,936 2,818.38						
Year Frozen	0	Improvements	336,075	283,129		31,144	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	361,455	308,509		33,936	Total Taxable	33,936 2,818.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660004957	VICKREY, MICHAEL A &	5	300,625	0	32,948	2,736.00							
2024	2024-660004957	VICKREY, MICHAEL A &	5	314,661	0	31,988	2,669.00							
2023	2023-660004957	VICKREY, MICHAEL A &	5	293,210	0	31,057	2,586.00							
2022	2022-660004957	VICKREY, MICHAEL A &	5	293,203	0	30,152	2,508.00							
2021	2021-660004957	VICKREY, MICHAEL A &	5	266,922	0	29,274	2,483.00							
2020	2020-660004957	VICKREY, MICHAEL A &	5	264,589	0	28,421	2,406.00							
2019	2019-660004957	VICKREY, MICHAEL A &	5	250,849	0	27,594	2,390.00							
2018	2018-660004957	VICKREY, MICHAEL A &	5	259,109	0	28,502	2,471.00							
2017	2017-660004957	VICKREY, MICHAEL A &	5	274,767	0	30,225	2,465.00							
2016	2016-660004957	VICKREY, MICHAEL A &	5	268,805	0	29,569	2,522.00							
2015	2015-660004957	VICKREY, MICHAEL A &	5	262,966	1000	23,770	2,008.00							
2014	2014-660004957	LEAKE, DONALD R & ADELE K	5	267,773	1000	23,049	1,978.00							
2013	2013-660004957	LEAKE, DONALD R & ADELE K	5	218,936	1000	22,348	1,947.00							



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Lot Data Units-Buildable - UNPLATTED LAND (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 Adjustments Lot Value								
Residential Data		660004957_003.JPG 12/8/2025						
Type 1 Single Family Residence Condition 3 - Average Quality 3.5 - Average Architecture TRAD TRADITIONAL Style 100% One Story Exterior Wall 10% Veneer, Masonry 90% Frame, Siding, Wood Base/Total Area 2,747 / 2,747 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 2,747 Fixture/RghIn 14 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 483 Attached Garage - Finished 2 Stalls Remodel Year/Eff Age 1996 / 23	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							
	Value Reconciliation							
	Selected Approach Cost Approach Improvements 274,622 Lot Value Indicated Value 274,622 99.97 Per SqFt Agland Value 25,380 Site Improvements 61,453 Total Value 631,606 229.93 Total Value Per SqFt							
Cost Approach Manual : 01/2025								
Base Cost 99.71 Roofing Adj + 5.08 Subfloor Adj + -3.25 Heat/Cool Adj + 14.47 Plumbing Adj + 8.14 Basement Adj + 0.00 Adj Base Cost = 124.15 Total Area x 2,747 Adjusted Cost = 341,040	Total Misc Impr + 9,909 Garage Cost + 24,261 Total RCN = 375,210 Depreciation (28%) - 105,059 Lump Sums + 4,471 RCNLD = 274,622 Lot Value + Indicated Value = 274,622 Value Per SqFt 99.97							
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
WODO	WOOD DECK - OPEN	12601	200		200	24.84	10%	4,471
PRCH	SLAB PORCH - COVERED	12602	101		101	29.20		2,949
PRCH	SLAB PORCH - COVERED	12603	18		18	29.47		530



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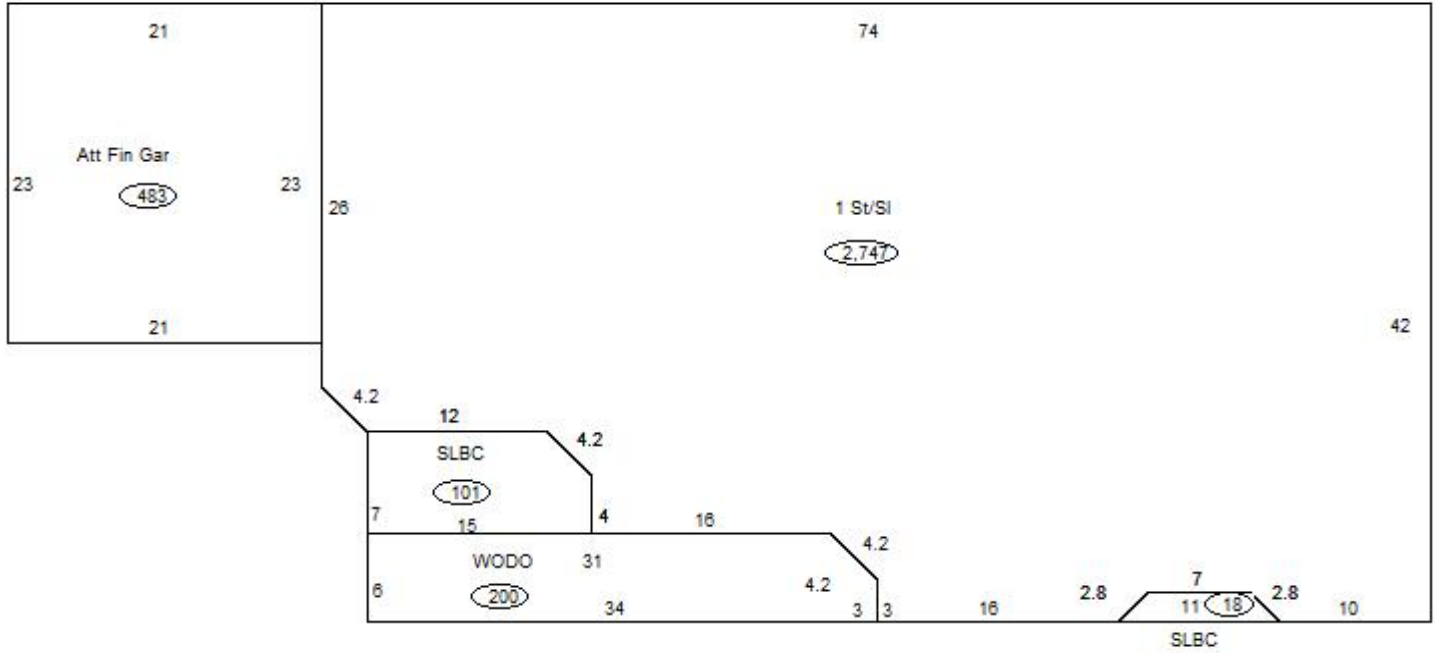
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Sketch Image

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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	2,747	1.000	2,747
2	G	5		13	Att Fin Gar	483	1.000	483
3	M	WODO		13	WODO	200	1.000	200
4	M	PRCH		13	SLBC	101	1.000	101
5	M	PRCH		13	SLBC	18	1.000	18
Total Building Area						2,747		2,747



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x28x10	Concrete		672
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (17.49 x 672)		11,753	11,753	5,759	5,994
	BNGP	Barn - General Purpose	82x54x10	Dirt	Formed Metal	4,428
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (17.21 x 4,428)		76,206	76,206	37,341	38,865
	BNGP	Barn - General Purpose	44x50x10	Dirt	Formed Metal	2,200
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (19.34 x 2,200)		42,548	42,548	25,954	16,594



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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			40.756	122	122	4,988	4,988
BR	BREAKS-ALLUVIAL LAND COMP	TMBR	30			.104	54	54	6	6
CO	COLLINSVILLE STONY LOAM	NTV PST	22			24.958	53	53	1,318	1,318
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			78.857	168	168	13,248	13,248
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			26.126	192	192	5,016	5,016
VE	VERDIGRIS CLAY LOAM	TMBR	90			2.128	162	162	345	345
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			5.431	85	85	459	459
TMBR Totals						178.360			25,380	25,380
Total Agland						178.360			25,380	25,380