



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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| Assessment Data  |                         |                       |                  |                  | Primary Image                     |                     |                      |                      |                    |
|--|-------------------------|-----------------------|------------------|------------------|-----------------------------------|---------------------|----------------------|----------------------|--------------------|
| <b>Account</b> 660012271<br><b>Parcel ID</b> 24N17E-11-2-00000-000-0000<br><b>Cadastral ID</b> 11-24-17-02200<br><b>Property Type</b> REAL - Real Property<br><b>Property Class</b> RA VI Area 2<br><b>Tax Area</b> 14 - CHELSEA RURAL<br><b>Name ID</b> 313168<br>TRICKEY, TODD WAYNE &<br>LISA JEAN<br><br>PO BOX 3138<br>CLAREMORE OK 74018-0000<br><br><b>Parcel Location</b><br><b>Situs</b> 20442 E 300 RD<br><b>Subdivision</b><br><b>Lot/Block</b> / <b>Parcel Size</b> 71 - Acres<br><b>Sec/Twn/Rng</b> 11 / 24 / 17 / 2<br><b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL<br><b>School District</b> S003 - CHELSEA SCHOOLS |                         |                       |                  |                  | <p>660012269_004.JPG 6/6/2024</p> |                     |                      |                      |                    |
| <b>Legal Description</b> Lat/Long: 36.57764614 -95.46252824  |                         |                       |                  |                  |                                   |                     |                      |                      |                    |
| <b>SE NW &amp; A STRIP 66' WIDE ACROSS S/SIDE OF SE NE NW AND N2 SW NE AND NW SE NE</b>  |                         |                       |                  |                  | <b>Building Permits</b>           |                     |                      |                      |                    |
|  |                         |                       |                  |                  | <b>Number</b>                     | <b>Description</b>  | <b>Opened</b>        | <b>Closed</b>        | <b>Amount</b>      |
| <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>        |
| H  | Homestead               | No                    | 1,000            |                  | /                                 | KITCHEN, PATRICIA S | 08/01/2019           | 317,500              | YES                |
| <b>Parcel Valuation</b>  |                         |                       |                  |                  |                                   |                     |                      |                      |                    |
| <b>Source</b>  | <b>REAL</b>             |                       | <b>Fair Cash</b> | <b>Capped</b>    | <b>Asmnt Level</b>                | <b>Assessed</b>     | <b>Levy Rate</b>     | 82.750               | <b>Current Tax</b> |
| <b>Remove Cap</b>  | 2020                    | <b>Land Value</b>     | 7,188            | 7,188            | 11%                               | 791                 | <b>Assessed</b>      | 12,716               | 1,052.25           |
| <b>Year Frozen</b>   | 2005                    | <b>Improvements</b>   | 111,655          | 108,407          |                                   | 11,925              | <b>Penalty</b>       | 0                    |                    |
| <b>Uncapped Value</b>  | 0                       | <b>Mobile Home</b>    | 0                | 0                |                                   | 0                   | <b>Exemption</b>     | 0                    | 0.00               |
| <b>TIF Project ID</b>  | 0                       | <b>Total Value</b>    | 118,843          | 115,595          |                                   | 12,716              | <b>Total Taxable</b> | 12,716               | 1,052.00           |
| <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   | 2025-660012271          | TRICKEY, TODD WAYNE & |                  |                  | 14                                | 112,229             | 0                    | 12,345               | 1,022.00           |
| 2024   | 2024-660012271          | TRICKEY, TODD WAYNE & |                  |                  | 14                                | 109,647             | 0                    | 12,061               | 1,018.00           |
| 2023   | 2023-660012271          | TRICKEY, TODD WAYNE & |                  |                  | 14                                | 107,056             | 0                    | 11,776               | 1,004.00           |
| 2022   | 2022-660012271          | TRICKEY, TODD WAYNE & |                  |                  | 14                                | 107,785             | 0                    | 11,486               | 972.00             |
| 2021   | 2021-660012271          | TRICKEY, TODD WAYNE & |                  |                  | 14                                | 101,370             | 0                    | 11,151               | 945.00             |
| 2020   | 2020-660012271          | TRICKEY, TODD WAYNE & |                  |                  | 14                                | 99,640              | 0                    | 10,961               | 930.00             |
| 2019   | 2019-660012271          | TRICKEY, TODD WAYNE & |                  |                  | 14                                | 62,923              | 1000                 | 4,913                | 422.00             |
| 2018   | 2018-660012271          | KITCHEN, PATRICIA S   |                  |                  | 14                                | 68,767              | 1000                 | 4,913                | 420.00             |
| 2017   | 2017-660012271          | KITCHEN, PATRICIA S   |                  |                  | 14                                | 67,878              | 1000                 | 4,913                | 421.00             |
| 2016   | 2016-660012271          | KITCHEN, PATRICIA S   |                  |                  | 14                                | 66,418              | 1000                 | 4,913                | 428.00             |
| 2015   | 2015-660012271          | KITCHEN, PATRICIA S   |                  |                  | 14                                | 64,764              | 1000                 | 4,913                | 423.00             |
| 2014   | 2014-660012271          | KITCHEN, PATRICIA S   |                  |                  | 14                                | 67,204              | 1000                 | 4,912                | 438.00             |
| 2013   | 2013-660012271          | KITCHEN, PATRICIA S   |                  |                  | 14                                | 65,048              | 1000                 | 4,913                | 436.00             |



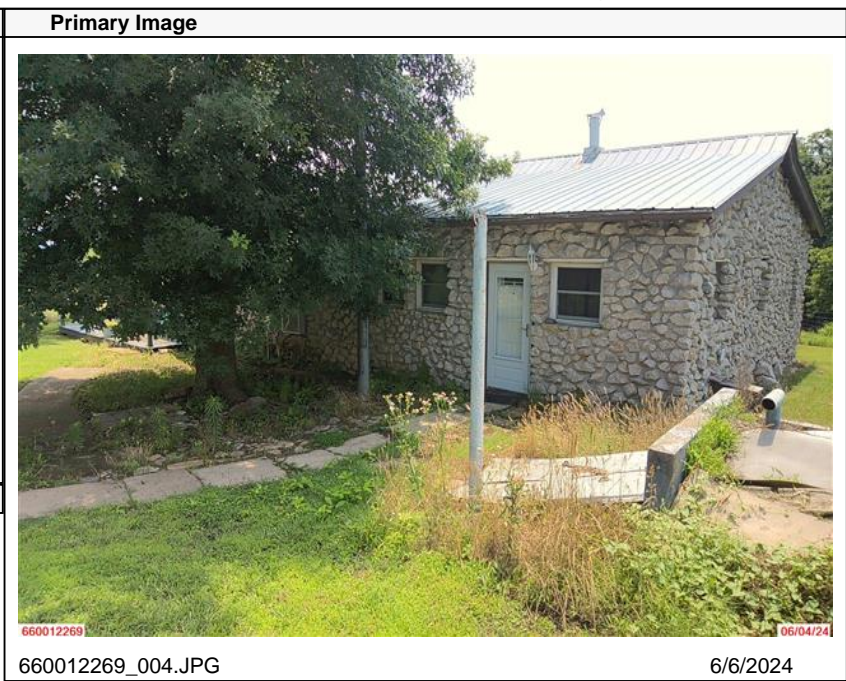
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|                 |                 |
|-----------------|-----------------|
| <b>Lot Data</b> |                 |
| Lot Size        |                 |
| Lot Count       |                 |
| Units Buildable |                 |
| Non-Ag Acres    | 0               |
| Topography      |                 |
| Street Access   |                 |
| Utilities       |                 |
| Amenities       | LAND QUALITY    |
| Method          | Units-Buildable |
| Base Lot Value  |                 |
| Factor Value    |                 |
| Adjustments     |                 |
| Lot Value       |                 |



|                         |                           |
|-------------------------|---------------------------|
| <b>Residential Data</b> |                           |
| Type                    | 1 Single Family Residence |
| Condition               | 3 - Average               |
| Quality                 | 2 - Fair                  |
| Architecture            |                           |
| Style                   | 100% One Story            |
| Exterior Wall           | 100% Veneer, Stone        |
| Base/Total Area         | 1,284 / 1,284             |
| Style                   | 100% One Story            |
| HVAC                    | 100% Wall Furnace         |
| Roof Cover              | 4 Metal, Preformed        |
| Area on Slab            | 0                         |
| Fixture/RghIn           | 4 /                       |
| Bed/F/H Bath            | 2 / 1.0 /                 |
| Basement Area           |                           |
| Garage Type             |                           |
| Remodel                 |                           |
| Year/Eff Age            | 1955 / 53                 |

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|                     |      |
|---------------------|------|
| <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           | 1 Res      |
| Adjustment Model          | A2 AO Test |
| Comparables               |            |
| Indicated Value           |            |

|                      |           |                         |           |
|----------------------|-----------|-------------------------|-----------|
| <b>Cost Approach</b> |           | <b>Manual : 01/2025</b> |           |
| Base Cost            | 102.30    | Total Misc Impr         | + 18,792  |
| Roofing Adj          | + 4.65    | Garage Cost             | +         |
| Subfloor Adj         | + 2.26    | Total RCN               | = 164,886 |
| Heat/Cool Adj        | + 0.74    | Depreciation ( 61%)     | - 100,580 |
| Plumbing Adj         | + 3.82    | Lump Sums               | + 1,782   |
| Basement Adj         | + 0.00    | RCNLD                   | = 66,088  |
| Adj Base Cost        | = 113.78  | Lot Value               | +         |
| Total Area           | x 1,284   | Indicated Value         | = 66,088  |
| Adjusted Cost        | = 146,094 | Value Per SqFt          | 51.47     |

|                             |                                    |
|-----------------------------|------------------------------------|
| <b>Value Reconciliation</b> |                                    |
| Selected Approach           | Cost Approach                      |
| Improvements                | 66,088                             |
| Lot Value                   |                                    |
| Indicated Value             | 66,088 51.47 Per SqFt              |
| Agland Value                | 7,188                              |
| Site Improvements           | 45,567                             |
| Total Value                 | 118,843 92.56 Total Value Per SqFt |

| <b>Miscellaneous Improvements</b> |                             |           |       |        |       |           |      |        |
|-----------------------------------|-----------------------------|-----------|-------|--------|-------|-----------|------|--------|
| Code                              | Description                 | Sketch ID | Size  | Year   | Units | Unit Cost | Depr | Value  |
| SHLT                              | STORM SHELTER               | 0         |       | 1 2012 | 1     | 0.00      |      |        |
| EPSW                              | ENCLOSED PORCH - SOLID WALL | 29292     | 24x15 |        | 360   | 52.20     |      | 18,792 |
| WODO                              | WOOD DECK - OPEN            | 29293     | 300   |        | 300   | 14.85     | 60%  | 1,782  |



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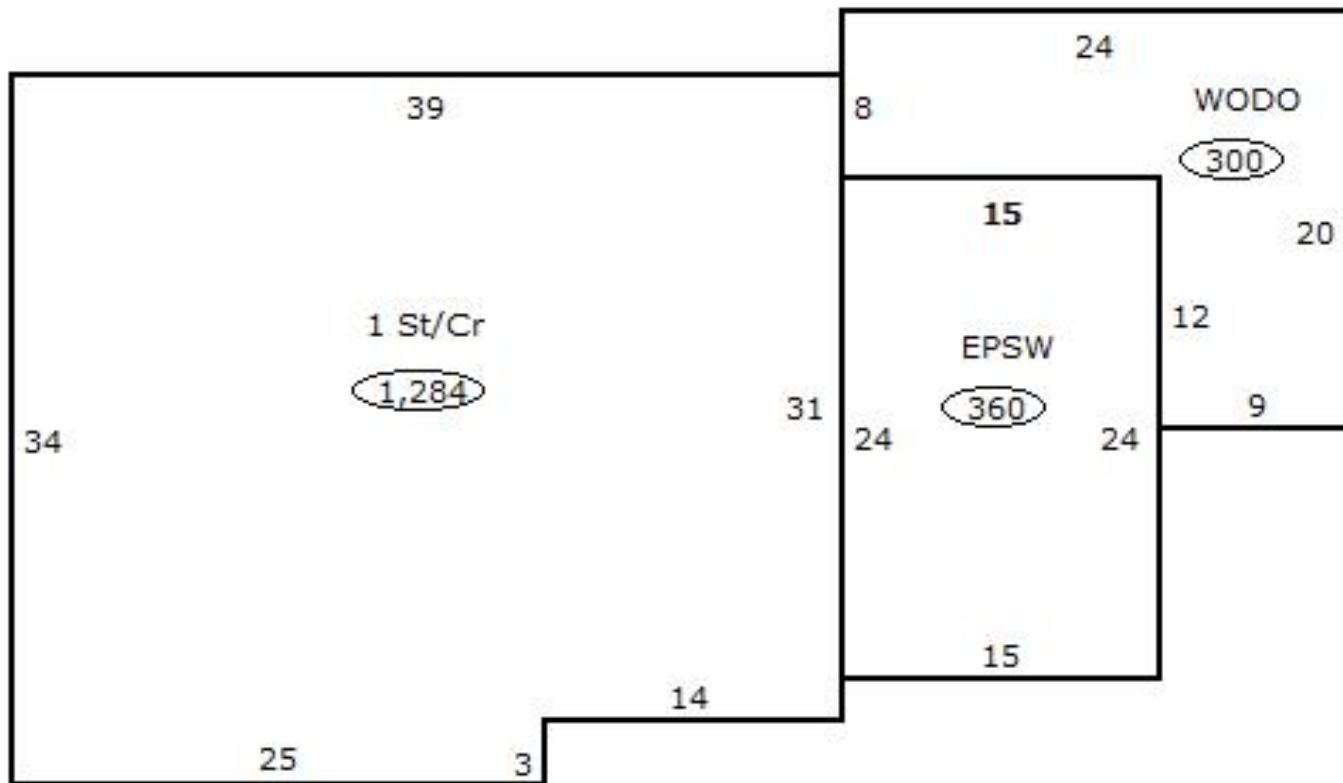
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### Sketch Image

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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       | 1,284     | 1.000      | 1,284      |
| 2                          | M    | EPSW |            | 13    | EPSW          | 360       | 1.000      | 360        |
| 3                          | M    | WODO |            | 13    | WODO          | 300       | 1.000      | 300        |
| <b>Total Building Area</b> |      |      |            |       |               | 1,284     |            | 1,284      |



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### Outbuildings/Site Improvements

| Building Image   | Code                      | Description            | Dimensions            | Floor        | Roofing                        | Total Units  |
|--|---------------------------|------------------------|-----------------------|--------------|--------------------------------|--------------|
|  | UTIL                      | SHOP BUILDING          | 0x0x0                 |              |                                | 960          |
|  | Qual 2                    | Cond 3                 | Year                  | Eff Age      |                                |              |
|  | <b>Valuation Summary</b>  |                        | <b>Modifier Total</b> | <b>RCN</b>   | <b>Depr (70% Phys/ % Func)</b> | <b>RCNLD</b> |
|  | Base Cost (31.28 x 960)   | 30,029                 |                       | 30,029       | 21,020                         | 9,009        |
|  | BNGP                      | Barn - General Purpose | 0x0x0                 | Base         |                                | 3,600        |
|  | Qual 3                    | Cond 3                 | Year                  | Eff Age      |                                |              |
|  | <b>Valuation Summary</b>  |                        | <b>Modifier Total</b> | <b>RCN</b>   | <b>Depr (50% Phys/ % Func)</b> | <b>RCNLD</b> |
|  | Base Cost (17.54 x 3,600) | 63,144                 |                       | 63,144       | 31,572                         | 31,572       |
|  | LNT0                      | Lean - To              | 38x18x0               | Base         |                                | 684          |
|  | Qual 3                    | Cond 3                 | Year                  | Eff Age 1520 |                                |              |
|  | <b>Valuation Summary</b>  |                        | <b>Modifier Total</b> | <b>RCN</b>   | <b>Depr (0% Phys/ % Func)</b>  | <b>RCNLD</b> |
|  | Base Cost (7.29 x 684)    | 4,986                  |                       | 4,986        |                                | 4,986        |



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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  |          |          | 2.980  | 122      | 122      | 365       | 365          |
| BR                    | BREAKS-ALLUVIAL LAND COMP | NTV PST  | 30  |          |          | 6.330  | 72       | 72       | 456       | 456          |
| CMB                   | CLAREMORE SILT LOAM 0-3%  | NTV PST  | 45  |          |          | 15.524 | 108      | 108      | 1,677     | 1,677        |
| DBC                   | DENNIS-BATES COMPLEX 2-5% | NTV PST  | 60  |          |          | 6.476  | 144      | 144      | 933       | 933          |
| DNB                   | DENNIS SILT LOAM 1-3% SLO | NTV PST  | 80  |          |          | 1.183  | 192      | 192      | 227       | 227          |
| DNC                   | DENNIS SILT LOAM 3-5% SLO | NTV PST  | 69  |          |          | 11.987 | 166      | 166      | 1,985     | 1,985        |
| HC                    | HECTOR STONY SANDY LOAM   | NTV PST  | 20  |          |          | 20.156 | 48       | 48       | 967       | 967          |
| SUC                   | SUMMIT SILTY CLAY LOAM 3- | NTV PST  | 67  |          |          | 3.596  | 161      | 161      | 578       | 578          |
| W                     | WATER                     | NTV PST  | 0   |          |          | 2.768  | 0        | 0        | 0         | 0            |
| <b>NTV PST Totals</b> |                           |          |     |          |          | 71.000 |          |          | 7,188     | 7,188        |
| <b>Total Agland</b>   |                           |          |     |          |          | 71.000 |          |          | 7,188     | 7,188        |