



# 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	660013465								
Parcel ID	22N17E-13-1-00000-000-0000								
Cadastral ID	13-22-17-03100								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	70 - FOYIL RURAL/FOYIL FIRE								
Name ID	310753								
MCDANIEL, MICHAEL R									
21847 E 430 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	21847 E 430 RD								
Subdivision									
Lot/Block	/	Parcel Size	10 - Acres						
Sec/Twn/Rng	13 / 22 / 17 / 1								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S007 - FOYIL SCHOOLS								
Legal Description Lat/Long: 36.39334458 -95.43883525									
Building Permits									
NW NE NE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2359/379	MCGILL, SAM JR &	10/01/2013	208,000	YES
H	Homestead	No	1,000		903/740	COPENHAVER, MICHAEL P	01/08/1993	26,500	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax	
Remove Cap	2014	Land Value	129,700	60,983	11%	6,708	Assessed	28,931	2,941.13
Year Frozen	0	Improvements	234,679	202,030		22,223	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-89.00
TIF Project ID	0	Total Value	364,379	263,013	28,931	Total Taxable	27,931	2,852.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660013465	MCDANIEL, MICHAEL R			70	337,173	1000	27,089	2,767.00
2024	2024-660013465	MCDANIEL, MICHAEL R			70	312,021	1000	26,271	2,752.00
2023	2023-660013465	MCDANIEL, MICHAEL R			70	240,696	1000	25,477	2,670.00
2022	2022-660013465	MCDANIEL, MICHAEL R			70	243,156	1000	25,028	2,633.00
2021	2021-660013465	MCDANIEL, MICHAEL R			70	238,341	1000	24,270	2,488.00
2020	2020-660013465	MCDANIEL, MICHAEL R			70	230,406	1000	23,534	2,508.00
2019	2019-660013465	MCDANIEL, MICHAEL R			70	216,541	1000	22,819	2,440.00
2018	2018-660013465	MCDANIEL, MICHAEL R			70	221,282	1000	23,341	2,450.00
2017	2017-660013465	MCDANIEL, MICHAEL R			70	219,567	1000	23,152	2,437.00
2016	2016-660013465	MCDANIEL, MICHAEL R			70	214,634	1000	22,610	2,463.00
2015	2015-660013465	MCDANIEL, MICHAEL R			70	209,765	1000	22,074	2,384.00
2014	2014-660013465	MCDANIEL, MICHAEL R			70	208,753	1000	21,963	2,337.00
2013	2013-660013465	MCDANIEL, MICHAEL R			70	193,561	1000	19,241	2,003.00



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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 10 <b>Non-Ag Acres</b> 9.91 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 431,681.00 x .30 = 129,700 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 129,700		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	30% Veneer, Masonry 70% Frame, Siding, Wood
<b>Base/Total Area</b>	1,892 / 1,892
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	11 Slate
<b>Area on Slab</b>	1,892
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	598 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1997 / 17

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	237,447	125.50	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	102.95	<b>Total Misc Impr</b>	+ 27,448				
<b>Roofing Adj</b>	+ 7.42	<b>Garage Cost</b>	+ 18,287				
<b>Subfloor Adj</b>	+ -2.25	<b>Total RCN</b>	= 289,727				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 19%)</b>	- 55,048				
<b>Plumbing Adj</b>	+ 8.20	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 234,679				
<b>Adj Base Cost</b>	= 128.96	<b>Lot Value</b>	+ 129,700				
<b>Total Area</b>	x 1,892	<b>Indicated Value</b>	= 364,379				
<b>Adjusted Cost</b>	= 243,992	<b>Value Per SqFt</b>	192.59				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	234,679		
<b>Lot Value</b>	129,700		
<b>Indicated Value</b>	364,379	192.59	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	364,379	192.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	32383		582	582	25.23		14,684
PRCH	SLAB PORCH - COVERED	32384	34x7		238	26.18		6,231
PATO	SLAB PORCH - OPEN	116887	10x8		80	11.48		918



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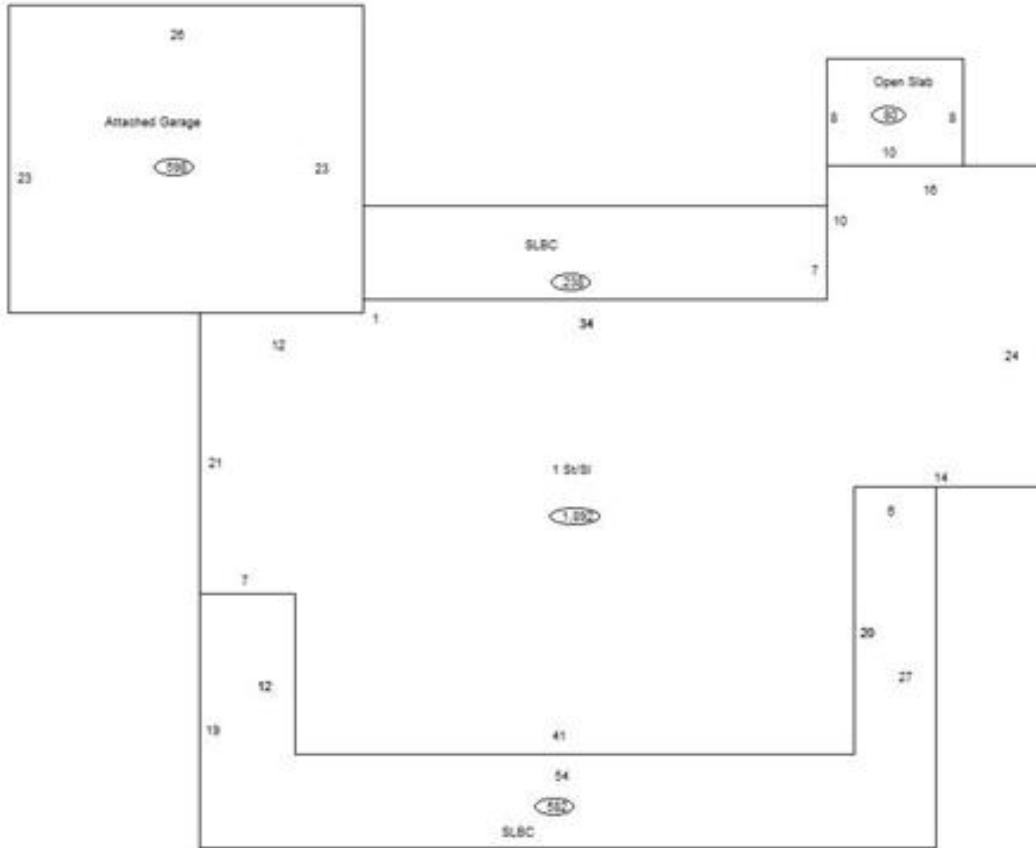
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,892	1.000	1,892
2	G	1		10	Attached Garage	598	1.000	598
3	M	PRCH		10	SLBC	582	1.000	582
4	M	PRCH		10	SLBC	238	1.000	238
5	M	PATO		10	Open Slab	80	1.000	80
<b>Total Building Area</b>						<b>1,892</b>		<b>1,892</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	26x30x8	Concrete	Galvanized Metal	
	Qual 3	Cond 3	Year 2021	Eff Age	4	

Valuation Summary      Modifier Total      RCN      Depr (7% Phys/ % Func)      RCNLD  
Base Cost (33.12 x )