



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:05:17
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Assessment Data					Primary Image														
Account 660015712 Parcel ID 22N17E-16-3-00000-000-0000 Cadastral ID 16-22-17-01210 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 330621 FILKINS, STEVEN 15701 S 4210 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15701 S 4210 RD Subdivision Lot/Block / Parcel Size 1.1 - Acres Sec/Twn/Rng 16 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/3/2020</p>														
Legal Description Lat/Long: 36.38327447 -95.50661487																			
N 115' OF W 418.22' SW 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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	BACHOCHIN, JOHN J	04/20/2020	50,000	YES										
					2353/548	BACHOCHIN, JOHN J & HELGA R	08/30/2013	0	4										
					895/867	SPENCER, ZELMA I &	10/12/1992	46,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax										
Remove Cap	2021		Land Value 27,623	27,623	11%	3,039	Assessed	6,016	609.48										
Year Frozen	0		Improvements 27,065	27,065		2,977	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0		Total Value 54,688	54,688		6,016	Total Taxable	5,016	521.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660015712	FILKINS, STEVEN			75	57,610	1000	5,133	533.00										
2024	2024-660015712	FILKINS, STEVEN			75	63,666	0	5,955	607.00										
2023	2023-660015712	FILKINS, STEVEN			75	51,557	0	5,672	591.00										
2022	2022-660015712	FILKINS, STEVEN			75	52,992	0	5,830	620.00										
2021	2021-660015712	FILKINS, STEVEN			75	58,934	0	6,483	670.00										
2020	2020-660015712	FILKINS, STEVEN			75	111,588	0	11,688	1,251.00										
2019	2019-660015712	BACHOCHIN, JOHN J			75	101,190	0	11,131	1,181.00										
2018	2018-660015712	BACHOCHIN, JOHN J			75	107,813	0	11,860	1,265.00										
2017	2017-660015712	BACHOCHIN, JOHN J			75	106,923	0	11,762	1,246.00										
2016	2016-660015712	BACHOCHIN, JOHN J			75	107,495	0	11,423	1,208.00										
2015	2015-660015712	BACHOCHIN, JOHN J			75	105,281	0	10,879	1,171.00										
2014	2014-660015712	BACHOCHIN, JOHN J			75	104,107	0	10,361	1,132.00										
2013	2013-660015712	BACHOCHIN, JOHN J			75	97,952	0	9,868	1,052.00										



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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	1.1		
Non-Ag Acres	1.187		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	51,704.00 x .53 = 27,623		
Factor Value			
Adjustments	1.0000		
Lot Value	27,623		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/3/2020

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	914 / 1,690
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	914
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	300 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 55

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	101,931 60.31 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	27,065
Lot Value	27,623
Indicated Value	54,688 32.36 Per SqFt
Agland Value	
Site Improvements	
Total Value	54,688 32.36 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	65.08	Total Misc Impr	+	1,519
Roofing Adj	+ 2.21	Garage Cost	+	7,458
Subfloor Adj	+ 0.00	Total RCN	=	150,362
Heat/Cool Adj	+ 9.48	Depreciation (82%)	-	123,297
Plumbing Adj	+ 6.89	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	27,065
Adj Base Cost	= 83.66	Lot Value	+	27,623
Total Area	x 1,690	Indicated Value	=	54,688
Adjusted Cost	= 141,385	Value Per SqFt		32.36

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37926	12x4		48	18.29		878
PRCH	SLAB PORCH - COVERED	37927	7x5		35	18.32		641



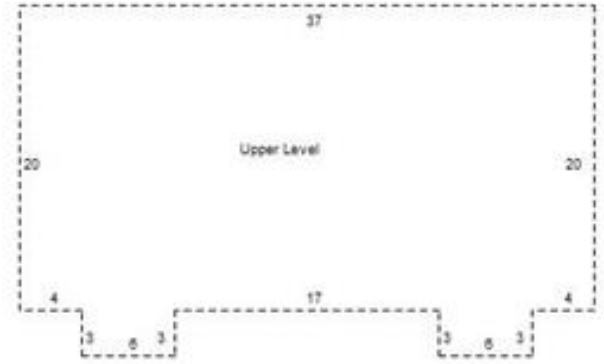
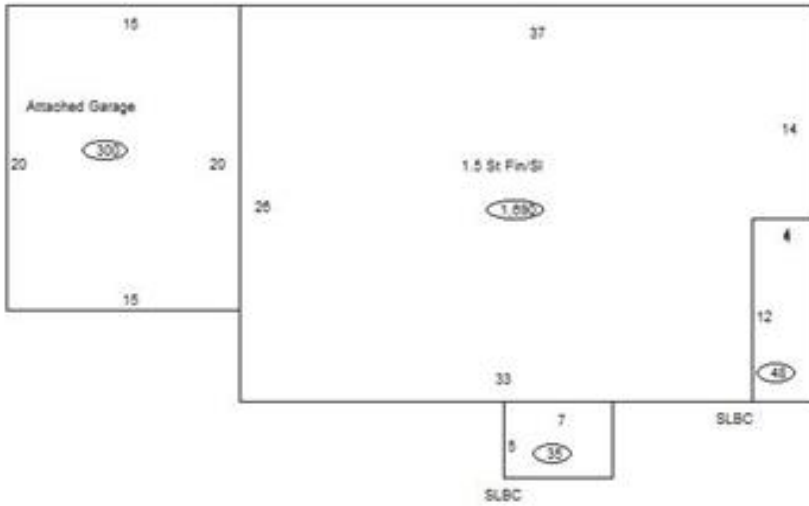
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Sketch Image

660015712



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	914	1.849	1,690
2	G	1		10	Attached Garage	300	1.000	300
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PRCH		10	SLBC	35	1.000	35
5	U	^UL	Overhang	10	Upper Level	776	1.000	776
Total Building Area						914		1,690