



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:04:24  
 Page 1

Assessment Data					Primary Image				
Account	660017681				<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/9/2020</p>				
Parcel ID	22N17E-19-4-00000-000-0000								
Cadastral ID	19-22-17-01600								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	75 - SEQUOYAH/FOYIL FD								
Name ID	259985								
POST, RANDY L &									
PATTI L									
410 W 5TH ST CLAREMORE OK 74017-0000									
Parcel Location									
Situs	16620 S 4196 RD								
Subdivision									
Lot/Block	/	Parcel Size	30 - Acres						
Sec/Twn/Rng	19 / 22 / 17 / 4								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description									
Lat/Long: 36.37110415 -95.53375682									
W2 NW SE & NE NE SW									
Building Permits									
Number	Description	Opened	Closed	Amount					
R12	R12-POSS NEW SHOP	07/2011	09/2011						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
975/412	RICE, DOROTHY S EST	11/28/1994	63,000	Yes					
932/422	SELLER	10/15/1993	0	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax	
Remove Cap	0	Land Value	3,627	3,220	11%	354	Assessed	39,653 4,017.25	
Year Frozen	0	Improvements	462,579	357,267		39,299	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -88.00	
TIF Project ID	0	Total Value	466,206	360,487		39,653	Total Taxable	38,653 3,929.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660017681	POST, RANDY L &	75	431,099	1000	37,499	3,812.00		
2024	2024-660017681	POST, RANDY L &	75	365,770	1000	36,378	3,719.00		
2023	2023-660017681	POST, RANDY L &	75	367,963	1000	35,289	3,689.00		
2022	2022-660017681	POST, RANDY L &	75	368,587	1000	34,232	3,653.00		
2021	2021-660017681	POST, RANDY L &	75	326,430	1000	33,206	3,443.00		
2020	2020-660017681	POST, RANDY L &	75	315,431	1000	32,209	3,464.00		
2019	2019-660017681	POST, RANDY L &	75	304,983	1000	31,242	3,332.00		
2018	2018-660017681	POST, RANDY L &	75	316,543	1000	30,303	3,248.00		
2017	2017-660017681	POST, RANDY L &	75	311,912	1000	29,391	3,132.00		
2016	2016-660017681	POST, RANDY L &	75	336,041	1000	28,506	3,032.00		
2015	2015-660017681	POST, RANDY L &	75	324,295	1000	27,647	2,994.00		
2014	2014-660017681	POST, RANDY L &	75	330,278	1000	26,812	2,944.00		
2013	2013-660017681	POST, RANDY L &	75	311,951	1000	26,002	2,789.00		



# Rogers

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Date 04/16/2026  
 Time 23:04:24  
 Page 2

<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</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	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,582 / 3,342
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2001 / 19

### 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	355,448		
Lot Value			
Indicated Value	355,448	106.36	Per SqFt
Agland Value	3,627		
Site Improvements	107,131		
Total Value	466,206	139.50	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	96.37	Total Misc Impr	+	0
Roofing Adj	+ 3.97	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	406,053
Heat/Cool Adj	+ 14.47	Depreciation ( 22%)	-	89,332
Plumbing Adj	+ 6.69	Lump Sums	+	38,727
Basement Adj	+ 0.00	RCNLD	=	355,448
Adj Base Cost	= 121.50	Lot Value	+	
Total Area	x 3,342	Indicated Value	=	355,448
Adjusted Cost	= 406,053	Value Per SqFt		106.36

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	42822	632		632	33.37	15%	17,926
WODC	WOOD DECK - COVERED	42823	734		734	33.34	15%	20,801



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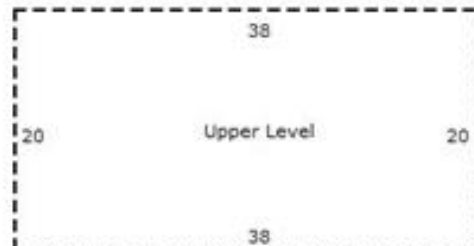
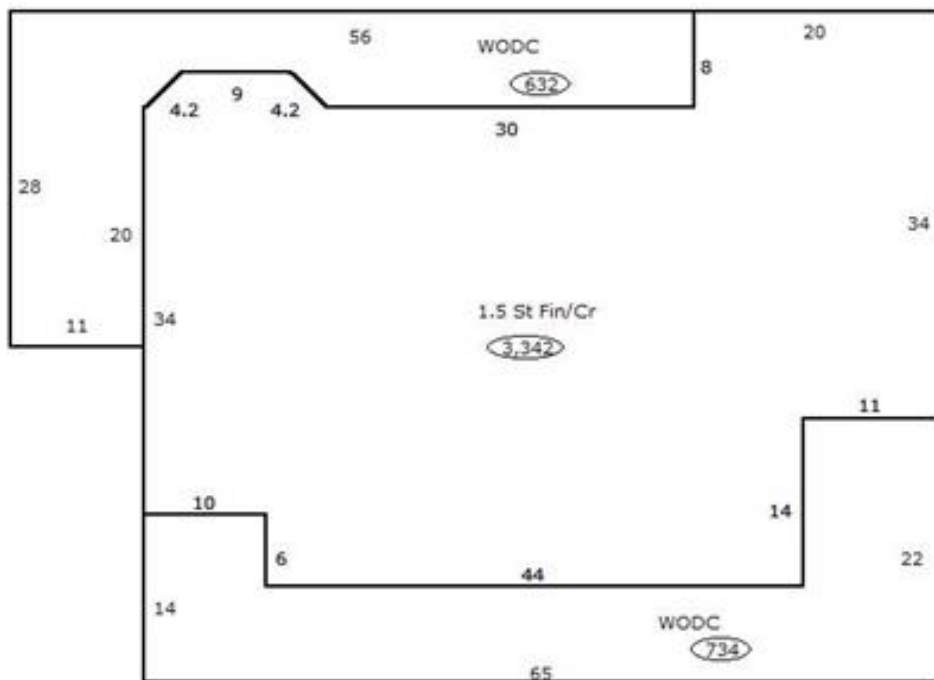
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Date 04/16/2026  
 Time 23:04:24  
 Page 3

### Sketch Image

660017681



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	2,582	1.294	3,342
2	M	WODC		13	WODC	632	1.000	632
3	M	WODC		13	WODC	734	1.000	734
4	U	^UL		13	Upper Level	760	1.000	760
<b>Total Building Area</b>						<b>2,582</b>		<b>3,342</b>



# Rogers


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Date 04/16/2026  
Time 23:04:24  
Page 4

660017681

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	76x60x11	Base	Formed Metal	4,560
	Qual	5	Cond 3	Year	2011	Eff Age 11
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30.12 x 4,560)	137,347	137,347	30,216	107,131



# Rogers

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Date 04/16/2026  
Time 23:04:24  
Page 5

### Agland Inventory

660017681

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			5.000	108	108	540	540
HC	HECTOR STONY SANDY LOAM	TMBR	20			8.420	36	36	303	303
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			.180	63	63	11	11
<b>TMBR Totals</b>						13.600			854	854
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			16.220	168	168	2,725	2,725
VD	VERDIGRIS SILT LOAM	IMP PST	95			.180	266	266	48	48
<b>IMP PST Totals</b>						16.400			2,773	2,773
<b>Total Agland</b>						30.000			3,627	3,627