



# 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> 660017685 <b>Parcel ID</b> 22N17E-19-1-00000-000-0000 <b>Cadastral ID</b> 19-22-17-02000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 75 - SEQUOYAH/FOYIL FD <b>Name ID</b> 308766 POST, JUSTIN L & MICAH J  PO BOX 296 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 16493 S 4196 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 19 / 22 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS									
<b>Legal Description</b> S2 SE SW NE <b>Lat/Long:</b> 36.37305091 -95.53074508									
					Building Permits				
S2 SE SW NE					Number	Description	Opened	Closed	Amount
					R20	R21- NEW SFR	08/2020	11/2020	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2291/565	POST, RANDY &	12/06/2012	0	4
					1907/592	HAYES, O MARCELLA &	10/15/2007	227,000	11
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax	
Remove Cap	2008	Land Value	229	229	11%	25	Assessed	42,079	4,263.02
Year Frozen	0	Improvements	481,766	382,311		42,054	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	481,995	382,540		42,079	Total Taxable	41,079	4,175.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660017685	POST, JUSTIN L & MICAH J	75	432,970	1000	39,854	4,051.00		
2024	2024-660017685	POST, JUSTIN L & MICAH J	75	411,627	1000	38,664	3,952.00		
2023	2023-660017685	POST, JUSTIN L & MICAH J	75	427,644	1000	37,509	3,920.00		
2022	2022-660017685	POST, JUSTIN L & MICAH J	75	417,129	1000	36,387	3,882.00		
2021	2021-660017685	POST, JUSTIN L & MICAH J	75	329,985	1000	35,298	3,660.00		
2020	2020-660017685	POST, JUSTIN L & MICAH J	75	74,168	1000	7,137	780.00		
2019	2019-660017685	POST, JUSTIN L & MICAH J	75	71,818	1000	6,900	749.00		
2018	2018-660017685	POST, JUSTIN L & MICAH J	75	75,144	1000	7,266	792.00		
2017	2017-660017685	POST, JUSTIN L & MICAH J	75	74,497	1000	7,194	779.00		
2016	2016-660017685	POST, JUSTIN L & MICAH J	75	73,272	1000	7,009	758.00		
2015	2015-660017685	POST, JUSTIN L & MICAH J	75	70,690	1000	6,776	747.00		
2014	2014-660017685	POST, JUSTIN L & MICAH J	75	73,179	1000	6,798	759.00		
2013	2013-660017685	POST, JUSTIN L & MICAH J	75	68,829	1000	6,571	716.00		



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<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	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,819 / 3,258
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,819
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	680 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

<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	100.83	Total Misc Impr	+ 35,712
Roofing Adj	+ 4.94	Garage Cost	+ 31,151
Subfloor Adj	+ -3.78	Total RCN	= 480,890
Heat/Cool Adj	+ 16.31	Depreciation ( 5%)	- 24,045
Plumbing Adj	+ 8.78	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 456,845
Adj Base Cost	= 127.08	Lot Value	+ 140.22
Total Area	x 3,258	Indicated Value	= 456,845
Adjusted Cost	= 414,027	Value Per SqFt	140.22

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	456,845		
Lot Value			
Indicated Value	456,845	140.22	Per SqFt
Agland Value	229		
Site Improvements	24,921		
Total Value	481,995	147.94	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	146172	20x19		380	31.69		12,042
PATO	SLAB PORCH - OPEN	146173	39x13		507	10.78		5,465
PRCH	SLAB PORCH - COVERED	146174	166		166	32.46		5,388
PATO	SLAB PORCH - OPEN	146175	517		517	10.78		5,573



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	60x30x8	Concrete	Galvanized Metal	1,800
	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 (27.69 x 1,800)	49,842	49,842	24,921	24,921



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			3.210	36	36	116	116
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			1.790	63	63	113	113
<b>TMBR Totals</b>						5.000			229	229
<b>Total Agland</b>						5.000			229	229