



# 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	660018822				No Image On File				
Parcel ID	000000-00-0-00039-001-0041								
Cadastral ID	21-22-17-01890								
Property Type	REAL - Real Property								
Property Class	RRP	VI Area 2							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	254889								
KAPCHINSKY, MONTY RAY									
PO BOX 2326 CLAREMORE OK 74018-0000									
<b>Parcel Location</b>									
Situs	18622 E BIG VALLEY DR								
Subdivision	BIG VALLEY ESTATES 3								
Lot/Block	0041 / 0001	Parcel Size 1 - Lots							
Sec/Twn/Rng	21 / 22 / 17 / 5								
Neighborhood	1005 - R-V02-NE SEQUOYAH								
School District	S006 - SEQUOYAH SCHOOLS								
<b>Legal Description</b> Lat/Long: 36.37523132 -95.49437510									
<b>Building Permits</b>									
LOT 41 BLOCK 1 BIG VALLEY ESTATES 3									
Number	Description	Opened	Closed	Amount					
R22 446	R23 NEW MANUFACTURED HOME 96C	10/2022	04/2023	100,000					
<b>Exemptions</b>									
<b>Sale History</b>									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					1402/219	KAPCHINSKY, TONY H (MRS)	08/30/2002	0	4
<b>Parcel Valuation</b>									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	0	Land Value 38,469	38,469	11%	4,232	Assessed	9,223	906.81	
Year Frozen	0	Improvements 0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home 45,369	45,369		4,991	Exemption	0	0.00	
TIF Project ID	0	Total Value 83,838	83,838		9,223	Total Taxable	9,223	907.00	
<b>Assessment History</b>									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660018822	KAPCHINSKY, MONTY RAY	94	85,391	0	9,270	912.00		
2024	2024-660018822	KAPCHINSKY, MONTY RAY	94	97,469	0	8,828	924.00		
2023	2023-660018822	KAPCHINSKY, MONTY RAY	94	76,432	0	8,407	898.00		
2022	2022-660018822	KAPCHINSKY, MONTY RAY	94	55,246	0	6,077	655.00		
2021	2021-660018822	KAPCHINSKY, MONTY RAY	94	55,267	0	6,079	633.00		
2020	2020-660018822	KAPCHINSKY, MONTY RAY	94	56,577	0	6,223	648.00		
2019	2019-660018822	KAPCHINSKY, MONTY RAY	94	55,539	0	6,109	626.00		
2018	2018-660018822	KAPCHINSKY, MONTY RAY	94	58,045	0	6,385	662.00		
2017	2017-660018822	KAPCHINSKY, MONTY RAY	94	57,804	0	6,320	646.00		
2016	2016-660018822	KAPCHINSKY, MONTY RAY	94	54,727	0	6,020	613.00		
2015	2015-660018822	KAPCHINSKY, MONTY RAY	94	54,201	0	5,962	621.00		
2014	2014-660018822	KAPCHINSKY, MONTY RAY	94	54,201	0	5,682	581.00		
2013	2013-660018822	KAPCHINSKY, MONTY RAY	94	54,201	0	5,411	545.00		



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Lot Data		Square-Foot - NBHD 1005 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	4.69							
Non-Ag Acres	4.5904							
Topography								
Street Access								
Utilities								
Amenities		0						
		0						
Method	Square-Foot							
Base Lot Value	199,957.00 x .19 = 38,469			CP NO VALUE	11/12/2020			
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	38,469			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type				<b>Multiple Regression</b>				
Condition	-			MRA Code				
Quality	-			Adusted R				
Architecture				Indicated Value				
Style				<b>Direct Comparables</b>				
Exterior Wall				Selection Model	A Adam Test			
Base/Total Area /				Adjustment Model	1 2022 Residential			
Style				Comparables				
HVAC				Indicated Value				
Roof Cover				<b>Value Reconciliation</b>				
Area on Slab				Selected Approach Cost Approach				
Fixture/RghIn /				Improvements				
Bed/F/H Bath / /				Lot Value	38,469			
Basement Area				Indicated Value	38,469 0.00 Per SqFt			
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age /				Total Value	38,469 0.00 Total Value Per SqFt			
<b>Cost Approach</b>								
Manual : 01/2025								
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation ( 0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 38,469					
Total Area	x	Indicated Value	= 38,469					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	12x16x6	Concrete	Galvanized Metal	192
	Qual	3	Cond 3	Year 2000	Eff Age 20	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (8.70 x 192)	1,670		1,670	1,670



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Lot Data		Primary Image	
Lot Size	-		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities			
Method			
Base Lot Value			
Factor Value		<b>GRM Approach</b>	
Adjustments		GRM Code	
Lot Value		Gross Rent	0.00
<b>Residential Data</b>		Indicated Value	
Type	6 Mobile Home 56 x 16	<b>Multiple Regression</b>	
Condition	2 - Fair	MRA Code	
Quality	2 - Fair	Adusted R	
Architecture	6 MS ADJ	Indicated Value	
Style	100% Single Wide	<b>Direct Comparables</b>	
Exterior Wall	100% Frame, Plywood or Hardboard	Selection Model	A Adam Test
Base/Total Area	896 / 896	Adjustment Model	1 2022 Residential
Style	100% Single Wide	Comparables	
HVAC	100% Warmed & Cooled Air	Indicated Value	
Roof Cover	1 Composition Shingle	<b>Value Reconciliation</b>	
Area on Slab	0	Selected Approach	Cost Approach
Fixture/RghIn	/	Improvements	22,238
Bed/F/H Bath	/ /	Lot Value	
Basement Area		Indicated Value	22,238 24.82 Per SqFt
Garage Type		Agland Value	
Remodel		Site Improvements	
Year/Eff Age	2008 / 18	Total Value	22,238 24.82 Total Value Per SqFt
<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	34.03	Total Misc Impr	+ 0
Roofing Adj	+ 2.80	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 44,477
Heat/Cool Adj	+ 4.44	Depreciation ( 50%)	- 22,239
Plumbing Adj	+ 8.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 22,238
Adj Base Cost	= 49.64	Lot Value	+ 22,238
Total Area	x 896	Indicated Value	= 22,238
Adjusted Cost	= 44,477	Value Per SqFt	24.82
<b>Miscellaneous Improvements</b>			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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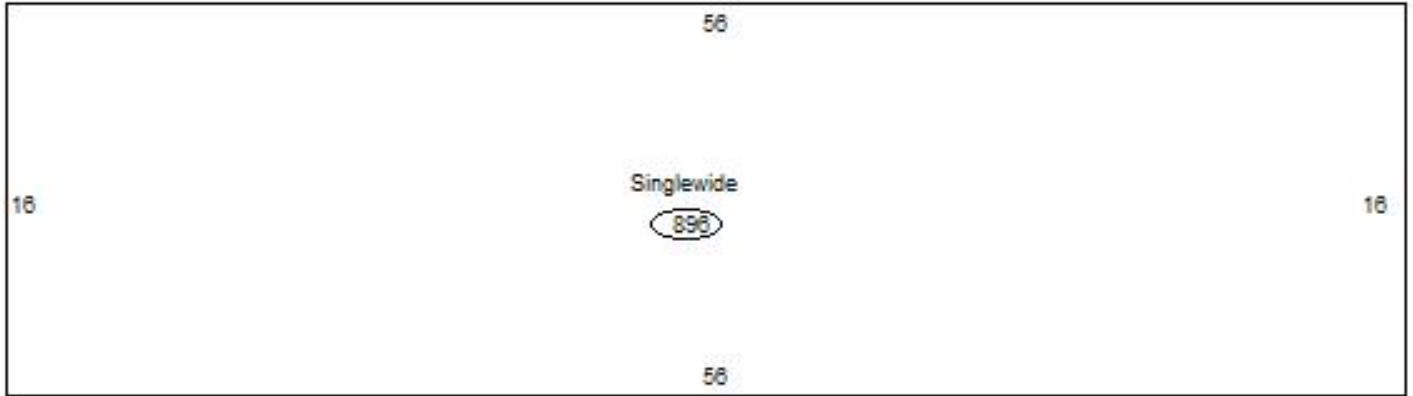
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	896	1.000	896
<b>Total Building Area</b>						896		896



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 60 x 16
Condition	2 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Single Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	960 / 960
Style	100% Single Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2008 / 18

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression
MRA Code
Adjusted R
Indicated Value

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	33.52	Total Misc Impr	+	0	Garage Cost	+	
Roofing Adj	+ 2.71	Total RCN	=	46,262	Depreciation ( 50%)	-	23,131
Subfloor Adj	+ 0.00	Lump Sums	+	0	RCNLD	=	23,131
Heat/Cool Adj	+ 4.15	Lot Value	+		Indicated Value	=	23,131
Plumbing Adj	+ 7.81	Value Per SqFt		24.09			
Basement Adj	+ 0.00						
Adj Base Cost	= 48.19						
Total Area	x 960						
Adjusted Cost	= 46,262						

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	23,131		
Lot Value			
Indicated Value	23,131	24.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	23,131	24.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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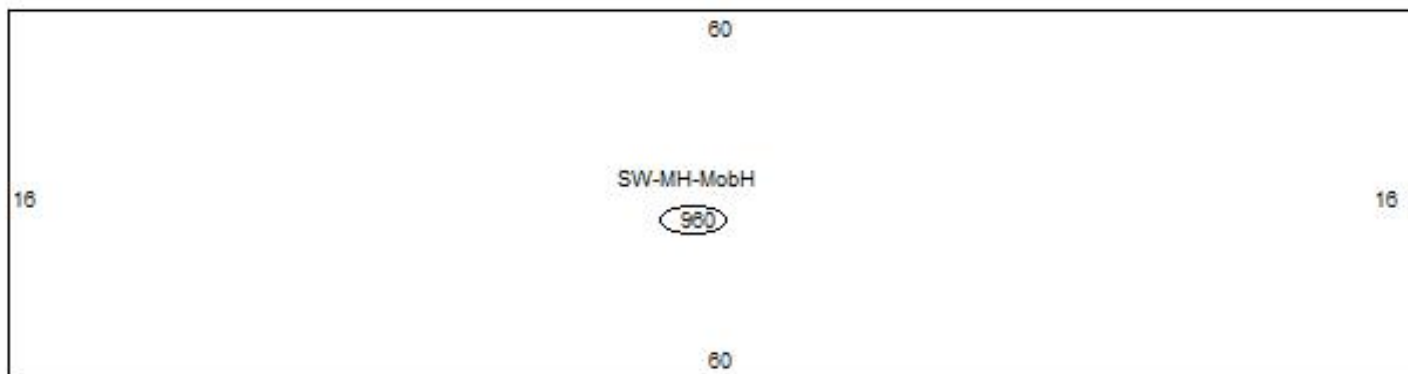
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	SW-MH-MobH	960	1.000	960
<b>Total Building Area</b>						960		960