



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 660019459 Parcel ID 22N17E-22-1-00000-000-0000 Cadastral ID 22-22-17-01600 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 315343 RICE, AMY & DAVID 19502 E 440 RD CLAREMORE OK 74017-0000 Parcel Location Situs 19502 E 440 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 22 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/13/2020</p>														
Legal Description Lat/Long: 36.37803888 -95.47981992																			
W2 W2 NW NE					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	2476/741	SUMPTER, BOBBY D & LEONARD, STORMY B	05/29/2015	216,000	YES										
					2228/193	SELF, MICHAEL L & MCCULLOUGH, APRIL	02/17/2012	173,000	YES										
					1711/831	SMITH, WILLARD W &	09/08/2005	179,000	YES										
					990/723		05/18/1995	39,000	Yes										
					952/163		04/04/1994	46,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax										
Remove Cap	2016		Land Value	132,558	58,130	11%	6,394	Assessed	27,227										
Year Frozen	0		Improvements	226,131	189,390		20,833	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000										
TIF Project ID	0		Total Value	358,689	247,520		27,227	Total Taxable	26,227										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660019459	RICE, AMY & DAVID	94	333,963	1000	25,434	2,510.00												
2024	2024-660019459	RICE, AMY & DAVID	94	297,543	1000	24,664	2,598.00												
2023	2023-660019459	RICE, AMY & DAVID	94	245,743	1000	23,917	2,570.00												
2022	2022-660019459	RICE, AMY & DAVID	94	250,424	1000	23,191	2,516.00												
2021	2021-660019459	RICE, AMY & DAVID	94	230,298	1000	22,487	2,359.00												
2020	2020-660019459	RICE, AMY & DAVID	94	224,348	1000	21,802	2,281.00												
2019	2019-660019459	RICE, AMY & DAVID	94	201,260	1000	21,139	2,181.00												
2018	2018-660019459	RICE, AMY & DAVID	94	206,659	1000	21,732	2,266.00												
2017	2017-660019459	RICE, AMY & DAVID	94	205,029	1000	21,553	2,217.00												
2016	2016-660019459	RICE, AMY & DAVID	94	215,891	1000	22,748	2,330.00												
2015	2015-660019459	RICE, AMY & DAVID	94	187,040	0	20,574	2,139.00												
2014	2014-660019459	SUMPTER, BOBBY D &	94	189,386	0	20,649	2,111.00												
2013	2013-660019459	SUMPTER, BOBBY D &	94	178,777	0	19,666	1,981.00												



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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 10 Non-Ag Acres 10.1724 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 443,110.00 x .30 = 132,558 Factor Value Adjustments 1.0000 Lot Value 132,558		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,760 / 2,320
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Finished
Remodel	
Year/Eff Age	1998 / 21

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	277,500	119.61	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	88.92	Total Misc Impr	+	0	
Roofing Adj	+ 3.66	Garage Cost	+	23,768	
Subfloor Adj	+ 0.00	Total RCN	=	283,376	
Heat/Cool Adj	+ 12.64	Depreciation (25%)	-	70,844	
Plumbing Adj	+ 6.68	Lump Sums	+	8,583	
Basement Adj	+ 0.00	RCNLD	=	221,115	
Adj Base Cost	= 111.90	Lot Value	+	132,558	
Total Area	x 2,320	Indicated Value	=	353,673	
Adjusted Cost	= 259,608	Value Per SqFt		152.45	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	221,115		
Lot Value	132,558		
Indicated Value	353,673	152.45	Per SqFt
Agland Value			
Site Improvements	5,016		
Total Value	358,689	154.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	47285	24x18		432	16.97	25%	5,498
WODO	Wood Deck - Open	164307	6x4		24	30.89		741
WODO	Wood Deck - Open	164308	14x6		84	27.91		2,344



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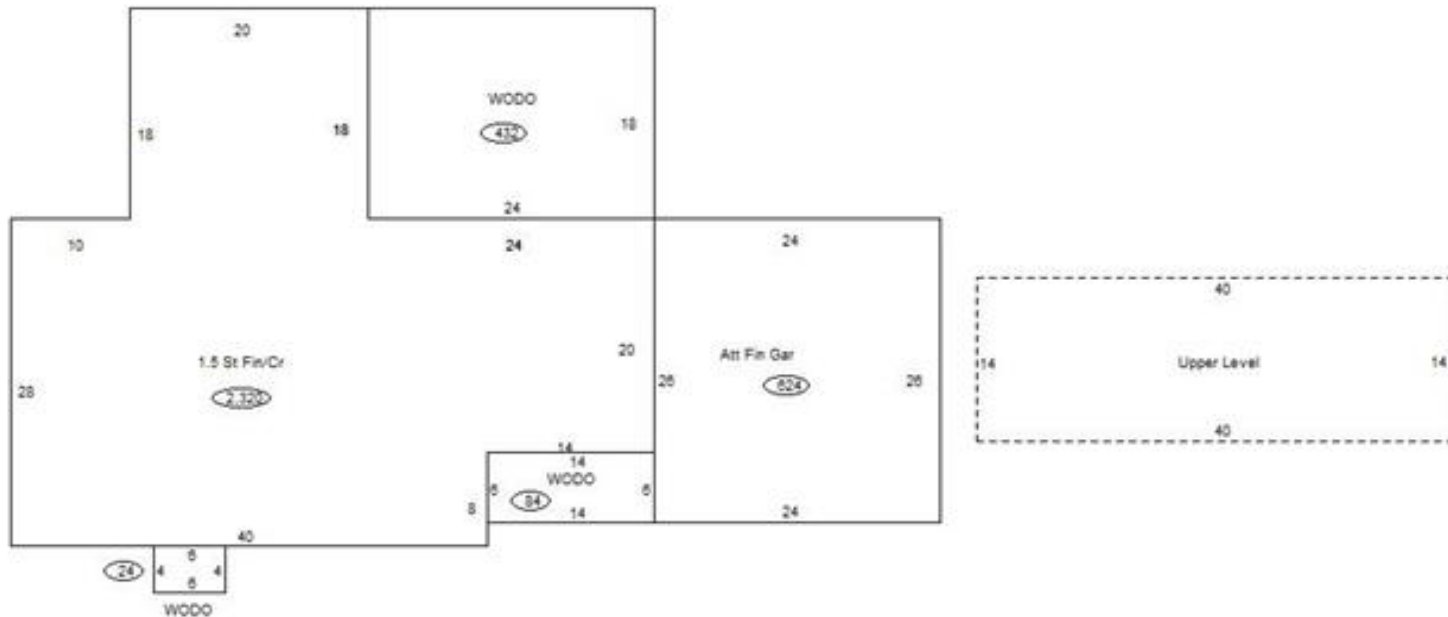
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,760	1.318	2,320
2	G	5		13	Att Fin Gar	624	1.000	624
3	M	WODO		13	WODO	432	1.000	432
4	U	^UL		13	Upper Level	560	1.000	560
5	M	WODO		13	WODO	24	1.000	24
6	M	WODO		13	WODO	84	1.000	84
Total Building Area						1,760		2,320



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP BARN		40x30x12	Dirt	Galvanized Metal	1,200
	Qual 3	Cond 1	Year 1980	Eff Age 64		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (20.90 x 1,200)		25,080	25,080	20,064		5,016