



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	660020599													
Parcel ID	22N16E-24-3-00000-000-0000													
Cadastral ID	24-22-16-02600													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	75 - SEQUOYAH/FOYIL FD													
Name ID	39744													
TUCKER, SHIRLEY DIANE														
16741 S 4180 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	16741 S 4180 RD													
Subdivision														
Lot/Block	/	Parcel Size	1 - Acres											
Sec/Twn/Rng	24 / 22 / 16 / 3													
Neighborhood	6050 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.36851001 -95.56064067														
N 209', S 595', W 209', NW 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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax						
Remove Cap	0	Land Value	30,946	17,644	11%	1,941	Assessed	8,891 900.75						
Year Frozen	2023	Improvements	110,820	63,183		6,950	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -89.00						
TIF Project ID	0	Total Value	141,766	80,827		8,891	Total Taxable	7,891 812.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660020599	TUCKER, SHIRLEY DIANE	75	128,985	1000	7,891	812.00							
2024	2024-660020599	TUCKER, SHIRLEY DIANE	75	132,754	1000	7,891	817.00							
2023	2023-660020599	TUCKER, SHIRLEY DIANE	75	108,230	1000	7,891	835.00							
2022	2022-660020599	TUCKER, STEPHEN ALLEN	75	108,313	1000	7,632	826.00							
2021	2021-660020599	TUCKER, STEPHEN ALLEN	75	109,120	1000	7,381	777.00							
2020	2020-660020599	TUCKER, STEPHEN ALLEN	75	107,657	1000	7,136	780.00							
2019	2019-660020599	TUCKER, STEPHEN ALLEN	75	100,713	1000	6,899	749.00							
2018	2018-660020599	TUCKER, STEPHEN ALLEN	75	106,983	1000	6,670	728.00							
2017	2017-660020599	TUCKER, STEPHEN ALLEN	75	106,175	1000	6,446	699.00							
2016	2016-660020599	TUCKER, STEPHEN ALLEN	75	103,642	1000	6,230	676.00							
2015	2015-660020599	TUCKER, STEPHEN ALLEN	75	101,014	1000	6,019	665.00							
2014	2014-660020599	TUCKER, STEPHEN ALLEN	75	101,957	1000	5,815	652.00							
2013	2013-660020599	TUCKER, STEPHEN ALLEN	75	100,880	1000	5,616	615.00							



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Lot Data		Square-Foot - NBHD 6050 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	1				
Non-Ag Acres	1.0297				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	44,856.00 x .69 = 30,946				
Factor Value					
Adjustments	1.0000				
Lot Value	30,946				
Residential Data				\\tsclient\T\TOMMY DUNLAP\New folder (126)\IMG_0027.JPG 12/29/2022	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	2.5 - Fair			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	100% Frame, Siding, Vinyl			MRA Code 1 Test	
Base/Total Area	1,728 / 1,728			Adusted R 0.8445	
Style	100% One Story			Indicated Value 142,151 82.26 Per SqFt	
HVAC	100% Wall Furnace			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model 1 Res	
Area on Slab	0			Adjustment Model A2 AO Test	
Fixture/RghIn	4 /			Comparables	
Bed/F/H Bath	2 / 1.0 /			Indicated Value	
Basement Area				Value Reconciliation	
Garage Type				Selected Approach Cost Approach	
Remodel				Improvements 84,921	
Year/Eff Age	1961 / 49			Lot Value 30,946	
Cost Approach		Manual : 01/2025		Indicated Value 115,867 67.05 Per SqFt	
Base Cost	88.14	Total Misc Impr	+ 15,984	Agland Value	
Roofing Adj	+ 4.10	Garage Cost	+ 184,291	Site Improvements 25,899	
Subfloor Adj	+ 1.09	Total RCN	= 103,203	Total Value 141,766 82.04 Total Value Per SqFt	
Heat/Cool Adj	+ 0.84	Depreciation (56%)	- 3,833		
Plumbing Adj	+ 3.23	Lump Sums	+ 84,921		
Basement Adj	+ 0.00	RCNLD	= 30,946		
Adj Base Cost	= 97.40	Lot Value	+ 115,867		
Total Area	x 1,728	Indicated Value	= 168,307		
Adjusted Cost	= 168,307	Value Per SqFt	67.05		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	50584	60x12		720	22.20	15,984
WODO	WOOD DECK - OPEN	50585	16x12		192	21.24	6% 3,833



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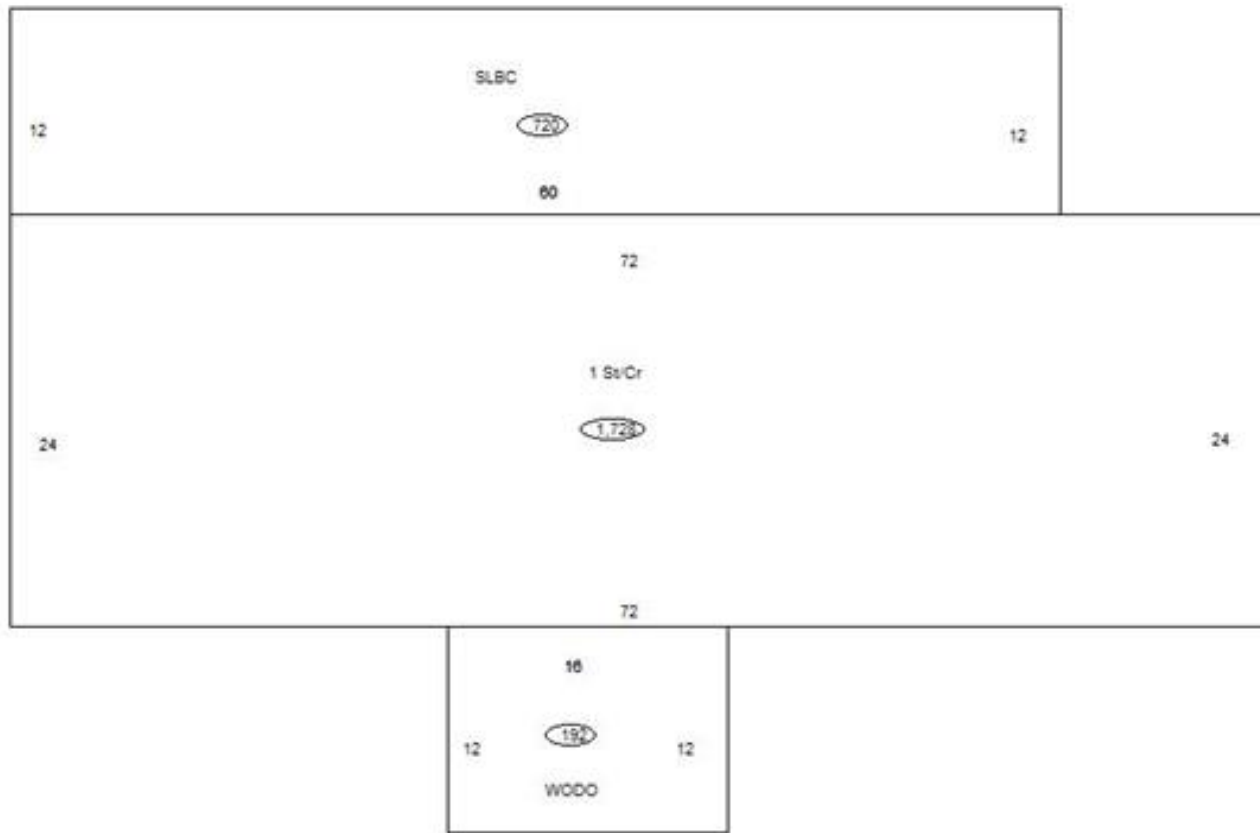
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,728	1.000	1,728
2	M	PRCH		10	SLBC	720	1.000	720
3	M	WODO		10	WODO	192	1.000	192
Total Building Area						1,728		1,728



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,064	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
	Base Cost (30.95 x 1,064)		32,931		32,931	11,526	21,405
	LT	LEAN-TO	0x0x0			448	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 448)		1,308		1,308	458	850
	CPDT	CARPORT - DETACHED	18x28x0			504	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (10.33 x 504)		5,206		5,206	1,562	3,644