



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	660023896													
Parcel ID	22N17E-28-4-00000-000-0000													
Cadastral ID	28-22-17-00500													
Property Type	REAL - Real Property													
Property Class	RA VI Area 2													
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	33794													
DAUGHERTY, JAMES R														
17600 S 4220 CLAREMORE OK 74017-0000														
Parcel Location														
Situs	17600 S 4220 RD													
Subdivision														
Lot/Block	/	Parcel Size	18.34 - Acres											
Sec/Twn/Rng	28 / 22 / 17 / 4													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.35700868 -95.49100934														
NE SE LESS S 550' & LESS TR DESC 223-012710 AS BEG NW/C NE SE; S89.4805E 283.57'; S00.0355E 767.83'; N89.5042W 283.57'; N00 0355W 768.05' TO POB.														
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 colspan="5"> </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	98.320	Current Tax						
Remove Cap	0	Land Value	1,115	411	11%	45	Assessed	4,733	465.35					
Year Frozen	2003	Improvements	115,575	42,621		4,688	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	116,690	43,032		4,733	Total Taxable	3,733	377.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660023896	DAUGHERTY, JAMES R	94	131,503	1000	3,733	377.00							
2024	2024-660023896	DAUGHERTY, JAMES R	94	114,556	1000	3,734	407.00							
2023	2023-660023896	DAUGHERTY, JAMES R	94	87,500	1000	3,733	415.00							
2022	2022-660023896	DAUGHERTY, JAMES R	94	82,562	1000	3,749	420.00							
2021	2021-660023896	DAUGHERTY, JAMES R	94	80,263	1000	3,749	407.00							
2020	2020-660023896	DAUGHERTY, JAMES R	94	81,643	1000	3,749	403.00							
2019	2019-660023896	DAUGHERTY, JAMES R	94	78,761	1000	3,749	398.00							
2018	2018-660023896	DAUGHERTY, JAMES R	94	84,274	1000	3,749	402.00							
2017	2017-660023896	DAUGHERTY, JAMES R	94	83,435	1000	3,749	397.00							
2016	2016-660023896	DAUGHERTY, JAMES R	94	81,079	1000	3,749	395.00							
2015	2015-660023896	DAUGHERTY, JAMES R	94	81,432	1000	3,748	403.00							
2014	2014-660023896	DAUGHERTY, JAMES R	94	83,402	1000	3,749	393.00							
2013	2013-660023896	DAUGHERTY, JAMES R	94	78,946	1000	3,749	387.00							



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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 11/30/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,162 / 1,562
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1964 / 47

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	

Cost Approach		Manual : 01/2025	
Base Cost	102.36	Total Misc Impr	+ 15,166
Roofing Adj	+ 3.58	Garage Cost	+
Subfloor Adj	+ 0.92	Total RCN	= 209,213
Heat/Cool Adj	+ 11.47	Depreciation (54%)	- 112,975
Plumbing Adj	+ 5.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 96,238
Adj Base Cost	= 124.23	Lot Value	+
Total Area	x 1,562	Indicated Value	= 96,238
Adjusted Cost	= 194,047	Value Per SqFt	61.61

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	96,238		
Lot Value			
Indicated Value	96,238	61.61	Per SqFt
Agland Value	1,115		
Site Improvements	19,337		
Total Value	116,690	74.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	58765	29x6		174	23.66		4,117
PATO	SLAB PORCH - OPEN	58766	12x5		60	10.86		652
EPSW	ENCLOSED PORCH - SOLID WALL	58767	14x6		84	63.11		5,301



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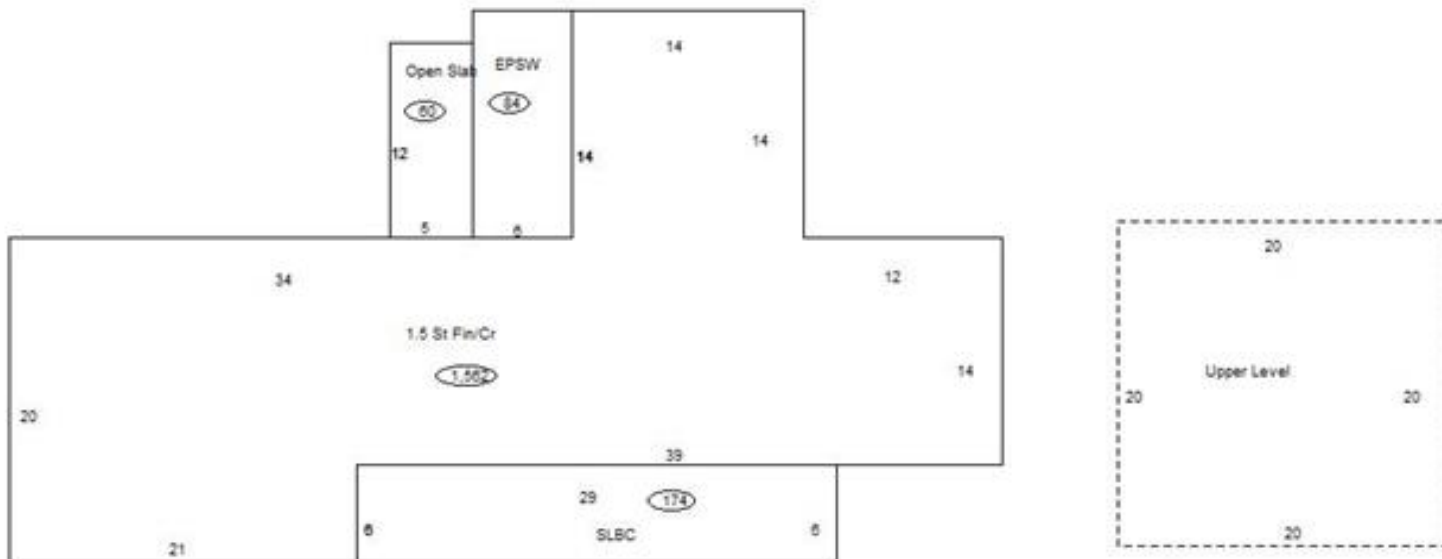
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,162	1.344	1,562
2	M	PRCH		10	SLBC	174	1.000	174
3	M	PATO		10	Open Slab	60	1.000	60
4	M	EPSW		10	EPSW	84	1.000	84
5	U	^UL		10	Upper Level	400	1.000	400
Total Building Area						1,162		1,562



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x14x8	Plank	Composition Shingle	140
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (25.15 x 140)		3,521		3,521	3,521
	UTIL	SHOP BUILDING	20x40x8	Concrete	Formed Metal	800
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	
	Base Cost (31.86 x 800)		25,488		25,488	12,489
						12,999
	EQSH	Equipment Shed	30x16x8	Dirt	Formed Metal	480
	Qual	3	Cond 1	Year 1990	Eff Age 50	
	Valuation Summary		Modifier Total	RCN	Depr (72% Phys/ % Func)	
	Base Cost (21.34 x 480)		10,243		10,243	7,375
						2,868
	BNGP	BARN	32x16x8	Dirt	Formed Metal	512
	Qual	3	Cond 2	Year 1980	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	
	Base Cost (21.86 x 512)		11,192		11,192	7,722
						3,470



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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			6.340	36	36	228	228
HC	HECTOR STONY SANDY LOAM	TMBR	20			1.250	36	36	45	45
TMBR Totals						7.590			273	273
HC	HECTOR STONY SANDY LOAM	NTV PST	20			2.750	48	48	132	132
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			4.500	84	84	378	378
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			2.500	84	84	210	210
LKC	LINKER FINE SANDY LOAM 3-	NTV PST	51			1.000	122	122	122	122
NTV PST Totals						10.750			842	842
Total Agland						18.340			1,115	1,115