



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 660023897 Parcel ID 22N17E-28-4-00000-000-0000 Cadastral ID 28-22-17-00510 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 317168 GRAVES, DERICK S & TONI L CRAIN 17730 S 4220 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17730 S 4220 RD Subdivision Lot/Block / Parcel Size 8.33 - Acres Sec/Twn/Rng 28 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS									
Legal Description S 275' NE SE Lat/Long: 36.35483499 -95.49149278									
					Building Permits				
					Number	Description	Opened	Closed	Amount
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
HV	Veteran	Yes	999,999	20,924	2517/545 862/507	DAUGHERTY, JIMMY K & SHARON	12/10/2015	147,500	YES 0 No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2016	Land Value	111,760	81,737	11%	8,991	Assessed	20,924 2,057.25	
Year Frozen	0	Improvements	108,486	108,486		11,933	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	20,924 -1,848.00	
TIF Project ID	0	Total Value	220,246	190,223	20,924	Total Taxable	0	209.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660023897	GRAVES, DERICK S &	94	213,780	20315		203.00		
2024	2024-660023897	GRAVES, DERICK S &	94	198,475	0	19,723	2,065.00		
2023	2023-660023897	GRAVES, DERICK S &	94	170,766	0	18,784	2,006.00		
2022	2022-660023897	GRAVES, DERICK S &	94	171,044	0	18,815	2,028.00		
2021	2021-660023897	GRAVES, DERICK S &	94	167,152	0	17,979	1,874.00		
2020	2020-660023897	GRAVES, DERICK S &	94	160,980	0	17,123	1,782.00		
2019	2019-660023897	GRAVES, DERICK S &	94	148,250	0	16,307	1,672.00		
2018	2018-660023897	GRAVES, DERICK S &	94	150,387	0	16,542	1,714.00		
2017	2017-660023897	GRAVES, DERICK S &	94	150,387	0	16,542	1,692.00		
2016	2016-660023897	GRAVES, DERICK S &	94	150,144	0	16,516	1,683.00		
2015	2015-660023897	DAUGHERTY, JIMMY K & SHARON	94	112,566	1000	4,276	458.00		
2014	2014-660023897	DAUGHERTY, JIMMY K & SHARON	94	112,521	1000	4,122	431.00		
2013	2013-660023897	DAUGHERTY, JIMMY K & SHARON	94	107,845	1000	3,973	411.00		



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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	8.33		
Non-Ag Acres	8.2626		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	359,919.00 x .31 = 111,760		
Factor Value			
Adjustments	1.0000		
Lot Value	111,760		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Wood
Base/Total Area	1,160 / 1,160
Style	100% One Story
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	
Remodel	RMA -
Year/Eff Age	1984 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	97,825 84.33 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	98,204
Lot Value	111,760
Indicated Value	209,964 181.00 Per SqFt
Agland Value	
Site Improvements	10,282
Total Value	220,246 189.87 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.23	Total Misc Impr	+ 3,997
Roofing Adj	+ 4.12	Garage Cost	+
Subfloor Adj	+ 2.36	Total RCN	= 146,573
Heat/Cool Adj	+ 10.30	Depreciation (33%)	- 48,369
Plumbing Adj	+ 10.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 98,204
Adj Base Cost	= 122.91	Lot Value	+ 111,760
Total Area	x 1,160	Indicated Value	= 209,964
Adjusted Cost	= 142,576	Value Per SqFt	181.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	58770	360		360	7.77		2,797
PATO	SLAB PORCH - OPEN	58771	17x7		119	10.08		1,200



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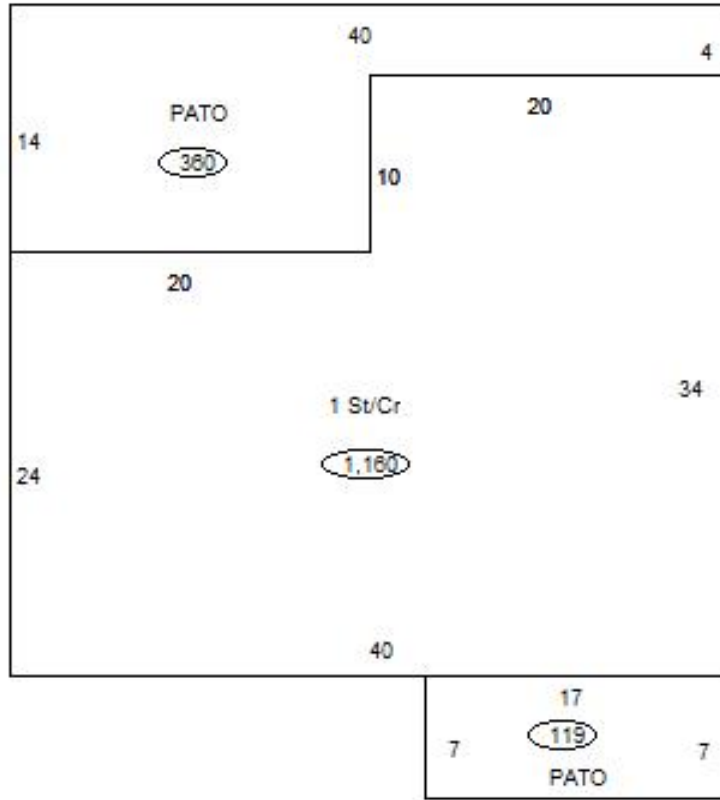
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,160	1.000	1,160
2	M	PATO		13	PATO	360	1.000	360
3	M	PATO		13	PATO	119	1.000	119
Total Building Area						1,160		1,160



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	DETACHED GARAGE	0x0x0	Concrete	Composition Shingle	792
	Qual 2	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (17.31 x 792)		13,710		13,710	3,428	10,282