



# 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	660023898													
Parcel ID	22N17E-28-4-00000-000-0000													
Cadastral ID	28-22-17-00520													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	337884													
JORDAN, CHRISTOPHER														
17650 S 4220 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	17650 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 Lat/Long: 36.35558530 -95.49146515														
N 275' OF S 550' NE SE														
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										
/	DAUGHERTY, ARNIE L	04/01/2022	245,000	19										
863/411			0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	2023	Land Value	427	427	11%	47	Assessed	11,558	1,136.38					
Year Frozen	0	Improvements	116,442	104,648		11,511	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	116,869	105,075		11,558	Total Taxable	10,558	1,048.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660023898	JORDAN, CHRISTOPHER	94	117,445	1000	10,221	1,015.00							
2024	2024-660023898	JORDAN, CHRISTOPHER	94	99,044	1000	9,895	1,052.00							
2023	2023-660023898	JORDAN, CHRISTOPHER	94	138,163	1000	14,198	1,532.00							
2022	2022-660023898	JORDAN, CHRISTOPHER	94	119,037	1000	4,685	521.00							
2021	2021-660023898	DAUGHERTY, ARNIE L	94	109,085	1000	4,520	487.00							
2020	2020-660023898	DAUGHERTY, ARNIE L	94	105,186	1000	4,359	467.00							
2019	2019-660023898	DAUGHERTY, ARNIE L	94	97,003	1000	4,203	444.00							
2018	2018-660023898	DAUGHERTY, ARNIE L	94	99,598	1000	4,052	433.00							
2017	2017-660023898	DAUGHERTY, ARNIE L	94	99,598	1000	3,904	413.00							
2016	2016-660023898	DAUGHERTY, ARNIE L	94	98,049	1000	3,762	396.00							
2015	2015-660023898	DAUGHERTY, ARNIE L	94	96,928	1000	3,624	390.00							
2014	2014-660023898	DAUGHERTY, ARNIE L	94	95,144	1000	3,489	367.00							
2013	2013-660023898	DAUGHERTY, ARNIE L	94	92,328	1000	3,358	349.00							



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Lot Data		Square-Foot - NBHD 4071 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	8.33							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	5						
Method	Square-Foot							
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
<b>Residential Data</b>								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Vinyl							
Base/Total Area	1,104 / 1,104							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	4 /							
Bed/F/H Bath	3 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1984 / 32							
<b>Cost Approach</b> <span style="float: right;">Manual : 01/2025</span>								
Base Cost	105.44	Total Misc Impr	+	0				
Roofing Adj	+ 4.89	Garage Cost	+					
Subfloor Adj	+ 1.27	Total RCN	=	141,444				
Heat/Cool Adj	+ 11.47	Depreciation ( 42%)	-	59,406				
Plumbing Adj	+ 5.05	Lump Sums	+	3,049				
Basement Adj	+ 0.00	RCNLD	=	85,087				
Adj Base Cost	= 128.12	Lot Value	+					
Total Area	x 1,104	Indicated Value	=	85,087				
Adjusted Cost	= 141,444	Value Per SqFt		77.07				
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	58774	12x12		144	23.53	10%	3,049
<b>GRM Approach</b>								
GRM Code								
Gross Rent	0.00							
Indicated Value								
<b>Multiple Regression</b>								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	129,695	117.48	Per SqFt					
<b>Direct Comparables</b>								
Selection Model	1 Res							
Adjustment Model	A2 AO Test							
Comparables								
Indicated Value								
<b>Value Reconciliation</b>								
Selected Approach	Cost Approach							
Improvements	85,087							
Lot Value								
Indicated Value	85,087	77.07	Per SqFt					
Agland Value	427							
Site Improvements	31,355							
Total Value	116,869	105.86	Total Value Per SqFt					



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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	1,104	1.000	1,104
2	M	WODO		10	WODO	144	1.000	144
<b>Total Building Area</b>						1,104		1,104



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x20x8	Concrete	Formed Metal	400
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	
	Base Cost (5.55 x 400)		2,220		2,220	2,220
	UTIL	SHOP BUILDING	36x36x10	Concrete	Formed Metal	1,296
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	
	Base Cost (30.29 x 1,296)		39,256		39,256	9,814
	LOAF	LOAFING SHED	18x38x8	Dirt	Formed Metal	684
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	
	Base Cost (6.82 x 684)		4,665		4,665	2,752
	SHDS	Shed - Small	10x14x8	Plank	Composition Shingle	140
	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>	
	Base Cost (25.15 x 140)		3,521		3,521	3,521



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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	NTV PST	20			7.579	48	48	364	364
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			.751	84	84	63	63
<b>NTV PST Totals</b>						8.330			427	427
<b>Total Agland</b>						8.330			427	427