



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:48:52
Page 1

Assessment Data					Primary Image														
Account 660024366 Parcel ID 23N17E-28-2-00000-000-0000 Cadastral ID 28-23-17-01000 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 20224 BARBEE, LUCKY M TRUSTEE 11271 S HWY 66 CLAREMORE OK 74017-0000 Parcel Location Situs 11271 S HWY 66 Subdivision Lot/Block / Parcel Size 39.56 - Acres Sec/Twn/Rng 28 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p>10/16/2020 - 10:31</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-16\IMG_001 10/22/2020</p>														
Legal Description Lat/Long: 36.44680424 -95.50510888																			
SW NW LESS HWY 66					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															
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax											
Remove Cap	0	Land Value 6,431	6,431	11%	707	Assessed	36,991	3,760.51											
Year Frozen	0	Improvements 524,416	329,853		36,284	Penalty	0												
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-89.00											
TIF Project ID	0	Total Value 530,847	336,284		36,991	Total Taxable	35,991	3,672.00											
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660024366	BARBEE, LUCKY M	70	536,588	1000	34,914	3,563.00												
2024	2024-660024366	BARBEE, LUCKY M	70	340,924	1000	33,867	3,544.00												
2023	2023-660024366	BARBEE, LUCKY M	70	311,109	1000	32,852	3,439.00												
2022	2022-660024366	BARBEE, LUCKY M	70	302,578	1000	31,866	3,348.00												
2021	2021-660024366	BARBEE, LUCKY M	70	323,760	1000	30,909	3,164.00												
2020	2020-660024366	BARBEE, LUCKY M	70	275,139	1000	29,062	3,093.00												
2019	2019-660024366	BARBEE, LUCKY M	70	265,333	1000	28,186	3,011.00												
2018	2018-660024366	BARBEE, LUCKY M	70	278,212	1000	29,603	3,103.00												
2017	2017-660024366	BARBEE, LUCKY M	70	274,025	1000	29,142	3,063.00												
2016	2016-660024366	BARBEE, LUCKY M	70	268,497	1000	28,535	3,104.00												
2015	2015-660024366	BARBEE, LUCKY M	70	261,187	1000	27,730	2,991.00												
2014	2014-660024366	BARBEE, LUCKY M	70	264,398	1000	26,948	2,865.00												
2013	2013-660024366	BARBEE, LUCKY M	70	253,175	1000	26,134	2,716.00												



Rogers

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Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:48:52
Page 2

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

Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 3.5 - Average
Architecture TRAD TRADITIONAL
Style 100% One Story
Exterior Wall 60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area 2,332 / 2,332
Style 100% One Story
HVAC 100% Warmed & Cooled Air
Roof Cover 1 Composition Shingle
Area on Slab 2,332
Fixture/RghIn 14 /
Bed/F/H Bath 3 / 3.0 /
Basement Area
Garage Type 576 Attached Garage - Finished 2 Stalls
Remodel
Year/Eff Age 1989 / 28

Cost Approach

Manual : 01/2025

Base Cost	109.68	Total Misc Impr	+	23,508
Roofing Adj	+ 5.21	Garage Cost	+	27,832
Subfloor Adj	+ -3.40	Total RCN	=	367,419
Heat/Cool Adj	+ 14.47	Depreciation (35%)	-	128,597
Plumbing Adj	+ 9.58	Lump Sums	+	11,146
Basement Adj	+ 0.00	RCNLD	=	249,968
Adj Base Cost	= 135.54	Lot Value	+	
Total Area	x 2,332	Indicated Value	=	249,968
Adjusted Cost	= 316,079	Value Per SqFt		107.19

Primary Image



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GRM Approach

GRM Code
Gross Rent 0.00
Indicated Value

Multiple Regression

MRA Code
Adusted R
Indicated Value

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	249,968		
Lot Value		249,968	107.19 Per SqFt
Indicated Value	249,968		
Agland Value	6,431		
Site Improvements	274,448		
Total Value	530,847	227.64	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	59655		182	182	28.87		5,254
WODC	WOOD DECK - COVERED	59656	37x9		333	33.47		11,146
PRCH	SLAB PORCH - COVERED	59657	9x7		63	29.33		1,848
CPDT	CARPORT - DETACHED	147787	30x26		780	12.79		9,976



Rogers





Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:48:52
Page 4

660024366

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	0x0x0	Concrete		450
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (54% Phys/ % Func)	RCNLD
	Base Cost (52.58 x 450)		23,661		23,661	12,777
	LOAF	Loafing Shed	88x24x8	Dirt	Formed Metal	2,112
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (7.12 x 2,112)		15,037		15,037	6,917
	SHDS	Shed - Small	8x10x6	Plank	Composition Shingle	80
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ 100% Func)	RCNLD
	Base Cost (28.43 x 80)		2,274		2,274	2,274
	LOAF	Loafing Shed	18x30x8	Dirt	Formed Metal	540
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (7.12 x 540)		3,845		3,845	1,769
	LOAF	Loafing Shed	10x12x8	Dirt	Formed Metal	120
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (7.12 x 120)		854		854	393
	LOAF	Loafing Shed	10x12x8	Dirt	Formed Metal	120
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (7.12 x 120)		854		854	393
	BNGP	Barn - General Purpose	70x160x12	Dirt	Formed Metal	11,200
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ 0% Func)	RCNLD
	Base Cost (15.77 x 11,200)		176,624		176,624	61,818



Rogers

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Date 04/16/2026
 Time 23:48:52
 Page 5

660024366

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	24x154x8	Dirt	Formed Metal	3,696
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ 0% Func)	RCNLD
	Base Cost (16.99 x 3,696)	62,795		62,795	21,978	40,817
	BNGP	Barn - General Purpose	18x26x8	Dirt	Formed Metal	468
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ 0% Func)	RCNLD
	Base Cost (21.86 x 468)	10,230		10,230	3,581	6,649
	EQSH	LEAN TO - ATTACHED	36x70x12	Concrete	Formed Metal	2,520
	Qual 4	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (23.90 x 2,520)	60,228		60,228	29,512	30,716
	LOAF	Loafing Shed	12x20x8	Dirt	Formed Metal	240
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (7.12 x 240)	1,709		1,709	1,008	701
	BNGP	Barn - General Purpose	90x60x10	Dirt	Formed Metal	5,400
	Qual 3	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ 0% Func)	RCNLD
	Base Cost (16.74 x 5,400)	90,396		90,396	31,639	58,757



Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/16/2026
Time 23:48:52
Page 6

Agland Inventory

660024366

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNB	DENNIS SILT LOAM 1-3% SLO	TMBR	80			2.000	144	144	288	288
HC	HECTOR STONY SANDY LOAM	TMBR	20			5.000	36	36	180	180
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			2.000	63	63	126	126
TMBR Totals						9.000			594	594
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			22.560	224	224	5,053	5,053
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			8.000	98	98	784	784
IMP PST Totals						30.560			5,837	5,837
Total Agland						39.560			6,431	6,431