



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image				
Account	660025008								
Parcel ID	22N17E-29-2-00000-000-0000								
Cadastral ID	29-22-17-00800								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	13894								
RHOADES, BOB									
17301 S 4200 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	17301 S 4200 RD								
Subdivision									
Lot/Block	0000 / 0000	Parcel Size	10 - Acres						
Sec/Twn/Rng	29 / 22 / 17 / 2								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.36085824 -95.52401423									
Building Permits									
NW SW NW									
Number	Description	Opened	Closed	Amount					
R21 000398	R22- NEW 30X50 DTCH ACC BLDG	10/2021	12/2021	35,000					
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	783/677			64,500	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	0	Land Value	133,212	58,109	11%	6,392	Assessed	15,368	1,510.98
Year Frozen	2021	Improvements	187,069	81,602		8,976	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	320,281	139,711		15,368	Total Taxable	14,368	1,423.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660025008	RHOADES, BOB	94	264,171	1000	14,368	1,423.00		
2024	2024-660025008	RHOADES, BOB	94	216,269	1000	14,367	1,520.00		
2023	2023-660025008	RHOADES, BOB	94	161,416	1000	14,368	1,550.00		
2022	2022-660025008	RHOADES, BOB	94	163,002	1000	14,368	1,565.00		
2021	2021-660025008	RHOADES, BOB	94	141,791	1000	11,279	1,191.00		
2020	2020-660025008	RHOADES, BOB	94	135,681	1000	10,922	1,149.00		
2019	2019-660025008	RHOADES, BOB	94	120,161	1000	10,575	1,097.00		
2018	2018-660025008	RHOADES, BOB	94	126,108	1000	10,238	1,074.00		
2017	2017-660025008	RHOADES, BOB	94	125,227	1000	9,910	1,027.00		
2016	2016-660025008	RHOADES, BOB	94	122,642	1000	9,593	990.00		
2015	2015-660025008	RHOADES, BOB	94	120,775	1000	9,284	979.00		
2014	2014-660025008	RHOADES, BOB	94	119,246	1000	8,984	929.00		
2013	2013-660025008	RHOADES, BOB	94	115,394	1000	8,694	886.00		



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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	10		
Non-Ag Acres	10.2325		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	445,728.00 x .30 = 133,212		
Factor Value			
Adjustments	1.0000		
Lot Value	133,212		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/1/2020

Residential Data	
Type	1 Single Family Residence
Condition	4.5 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,824 / 1,824
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1967 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	197,350	108.20	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	94.38	Total Misc Impr	+ 13,244
Roofing Adj	+ 4.47	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 228,111
Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 88,963
Plumbing Adj	+ 6.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 139,148
Adj Base Cost	= 117.80	Lot Value	+ 133,212
Total Area	x 1,824	Indicated Value	= 272,360
Adjusted Cost	= 214,867	Value Per SqFt	149.32

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,148		
Lot Value	133,212		
Indicated Value	272,360	149.32	Per SqFt
Agland Value			
Site Improvements	47,921		
Total Value	320,281	175.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	61504	22x6		132	26.52		3,501
PATO	Patio - Open	164970	24x20		480	8.60		4,128
FPR1	Fireplace - Residential 1 Story		1		1	5,615.40		5,615



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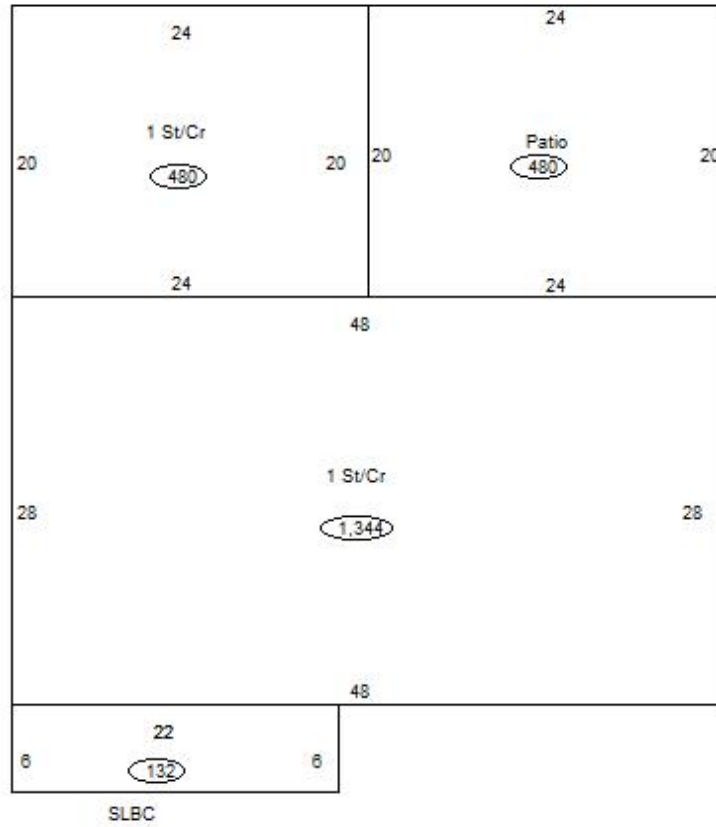
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Sketch Image

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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	1,344	1.000	1,344
2	R	1	Crawl	13	1 St/Cr	480	1.000	480
3	M	PRCH		13	SLBC	132	1.000	132
4	M	PATO		13	Patio	480	1.000	480
Total Building Area						1,824		1,824



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x30x14	Concrete	Formed Metal	1,500
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	
	Base Cost (30.06 x 1,500)		45,090	45,090	3,156	41,934
	LNT0	LEAN-TO	50x15x12	Dirt	Formed Metal	750
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	
	Base Cost (8.06 x 750)		6,045	6,045	1,511	4,534
	CPDT	CARPORT DETACHED	18x20x8	Gravel	Formed Metal	360
	Qual	4	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	
	Base Cost (7.08 x 360)		2,549	2,549	1,096	1,453