



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:06:32
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Assessment Data					Primary Image									
Account	660025019													
Parcel ID	22N17E-29-1-00000-000-0000													
Cadastral ID	29-22-17-01900													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 2												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	322594													
LINSEY, SKY														
17602 E 450 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	17602 E 450 RD													
Subdivision														
Lot/Block	/	Parcel Size 5 - Acres												
Sec/Twn/Rng	29 / 22 / 17 / 1													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.36444385 -95.51449354														
E2 NW NW NE														
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	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		2663/184	MCGUIRE, ROBERT A JR	08/25/2017	145,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	2018	Land Value	75,941	58,345	11%	6,418	Assessed	19,007	1,868.77					
Year Frozen	0	Improvements	127,961	114,449		12,589	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00					
TIF Project ID	0	Total Value	203,902	172,794		19,007	Total Taxable	18,007	1,780.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660025019	LINSEY, SKY	94	198,191	1000	17,454	1,727.00							
2024	2024-660025019	LINSEY, SKY	94	192,429	1000	16,917	1,787.00							
2023	2023-660025019	LINSEY, SKY	94	171,911	1000	16,395	1,766.00							
2022	2022-660025019	LINSEY, SKY	94	171,931	1000	15,888	1,728.00							
2021	2021-660025019	LINSEY, SKY	94	162,206	1000	15,396	1,620.00							
2020	2020-660025019	LINSEY, SKY	94	153,368	1000	14,918	1,565.00							
2019	2019-660025019	LINSEY, SKY	94	140,501	1000	14,455	1,496.00							
2018	2018-660025019	LINSEY, SKY	94	144,826	0	15,931	1,651.00							
2017	2017-660025019	LINSEY, SKY	94	100,288	1000	10,031	1,038.00							
2016	2016-660025019	MCGUIRE, ROBERT A JR	94	97,843	1000	9,762	1,007.00							
2015	2015-660025019	MCGUIRE, ROBERT A JR	94	95,923	1000	9,551	1,006.00							
2014	2014-660025019	MCGUIRE, ROBERT A JR	94	94,969	1000	9,447	975.00							
2013	2013-660025019	MCGUIRE, ROBERT A JR	94	105,392	1000	9,163	933.00							



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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	4.9735	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	216,645.00 x .35 = 75,941	
Factor Value		
Adjustments	1.0000	
Lot Value	75,941	

Residential Data	
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	1,350 / 1,350
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,350
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2001 / 19

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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	132,501	98.15	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	93.19	Total Misc Impr	+	8,692			
Roofing Adj	+ 4.34	Garage Cost	+				
Subfloor Adj	+ -1.15	Total RCN	=	168,370			
Heat/Cool Adj	+ 11.47	Depreciation (24%)	-	40,409			
Plumbing Adj	+ 10.43	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	127,961			
Adj Base Cost	= 118.28	Lot Value	+	75,941			
Total Area	x 1,350	Indicated Value	=	203,902			
Adjusted Cost	= 159,678	Value Per SqFt		151.04			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,961		
Lot Value	75,941		
Indicated Value	203,902	151.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	203,902	151.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	61529	300		300	23.25		6,975
PRCH	SLAB PORCH - COVERED	61530	10x6		60	24.08		1,445
PATO	SLAB PORCH - OPEN	148678	5x5		25	10.86		272



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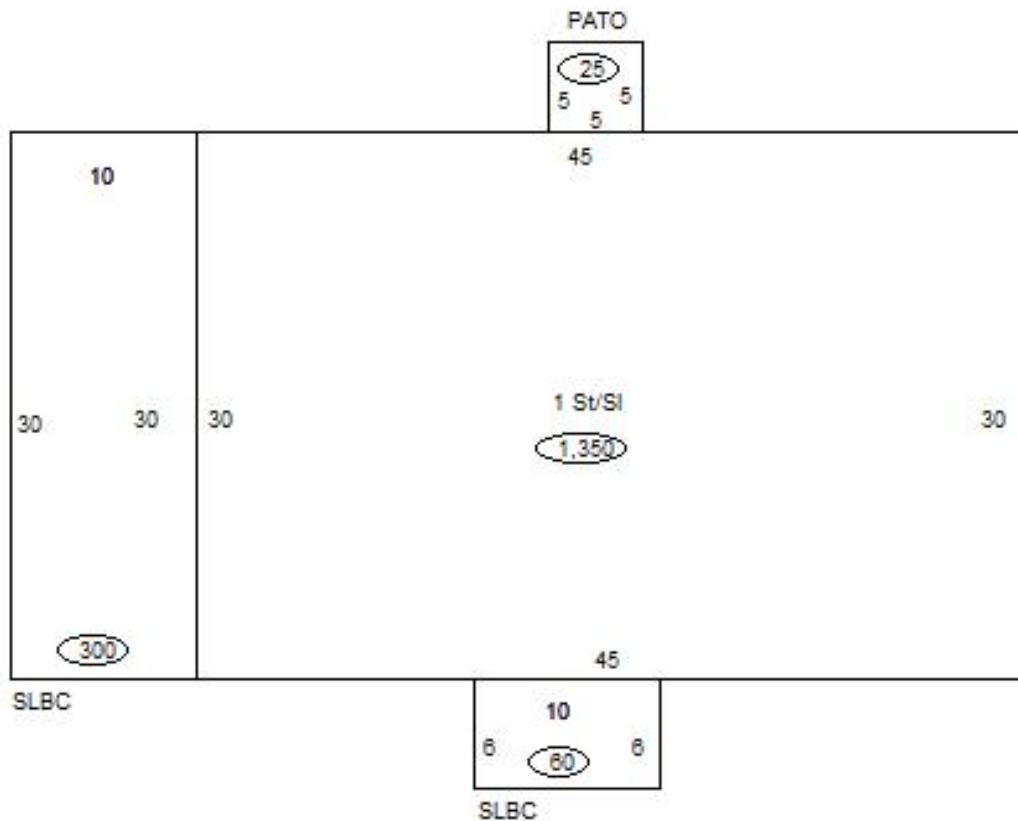
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Sketch Image

660025019



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,350	1.000	1,350
2	M	PRCH		13	SLBC	300	1.000	300
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PATO		13	PATO	25	1.000	25
Total Building Area						1,350		1,350