




# 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	660025029				 <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/30/2020</p>				
Parcel ID	22N17E-29-1-00000-000-0000								
Cadastral ID	29-22-17-02800								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 2							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	260300								
RICHEY, CHARLEY W									
17912 E 450 RD CLAREMORE OK 74017-0413									
Parcel Location									
Situs	17912 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: 36.36444184 -95.51113086									
Building Permits									
W2 NW NE NE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	980/573	STIMSON, TERRANCE J	01/30/1995	140,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	0	Land Value	76,419	48,613	11%	5,347	Assessed	25,938	2,550.22
Year Frozen	0	Improvements	287,145	187,183		20,591	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	363,564	235,796		25,938	Total Taxable	24,938	2,462.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660025029	RICHEY, CHARLEY W			94	346,055	1000	24,183	2,388.00
2024	2024-660025029	RICHEY, CHARLEY W			94	246,783	1000	23,448	2,471.00
2023	2023-660025029	RICHEY, CHARLEY W			94	215,789	1000	22,737	2,444.00
2022	2022-660025029	RICHEY, CHARLEY W			94	210,117	1000	22,113	2,400.00
2021	2021-660025029	RICHEY, CHARLEY W			94	224,108	1000	22,299	2,340.00
2020	2020-660025029	RICHEY, CHARLEY W			94	215,694	1000	21,621	2,262.00
2019	2019-660025029	RICHEY, CHARLEY W			94	199,651	1000	20,962	2,163.00
2018	2018-660025029	RICHEY, CHARLEY W			94	208,340	1000	20,781	2,166.00
2017	2017-660025029	RICHEY, CHARLEY W			94	206,275	1000	20,147	2,074.00
2016	2016-660025029	RICHEY, CHARLEY W			94	202,313	1000	19,531	2,003.00
2015	2015-660025029	RICHEY, CHARLEY W			94	201,334	1000	18,933	1,982.00
2014	2014-660025029	RICHEY, CHARLEY W			94	204,283	1000	18,353	1,887.00
2013	2013-660025029	RICHEY, CHARLEY W			94	194,401	1000	17,789	1,802.00



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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	5.0173	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	218,554.00 x .35 = 76,419	
Factor Value		
Adjustments	1.0000	
Lot Value	76,419	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Stone 70% Frame, Siding, Wood
Base/Total Area	1,572 / 2,804
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,572
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	480 Carport - Gable Roof
Remodel	FULL -
Year/Eff Age	1976 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	
Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	366,530 130.72 Per SqFt
Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	
Value Reconciliation	
Selected Approach	Cost Approach
Improvements	261,747
Lot Value	76,419
Indicated Value	338,166 120.60 Per SqFt
Agland Value	
Site Improvements	25,398
Total Value	363,564 129.66 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.29	Total Misc Impr	+ 17,495
Roofing Adj	+ 3.48	Garage Cost	+ 7,858
Subfloor Adj	+ -2.72	Total RCN	= 371,198
Heat/Cool Adj	+ 16.31	Depreciation ( 31%)	- 115,071
Plumbing Adj	+ 8.98	Lump Sums	+ 5,620
Basement Adj	+ 0.00	RCNLD	= 261,747
Adj Base Cost	= 123.34	Lot Value	+ 76,419
Total Area	x 2,804	Indicated Value	= 338,166
Adjusted Cost	= 345,845	Value Per SqFt	120.60

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
SEP	Screen Enclosed Porch	61562	17x8		136	11.40		1,550
SEP	Screen Enclosed Porch	61563	21x17		357	11.40		4,070
EPSW	ENCLOSED PORCH - SOLID WALL	61564	17x7		119	86.14		10,251



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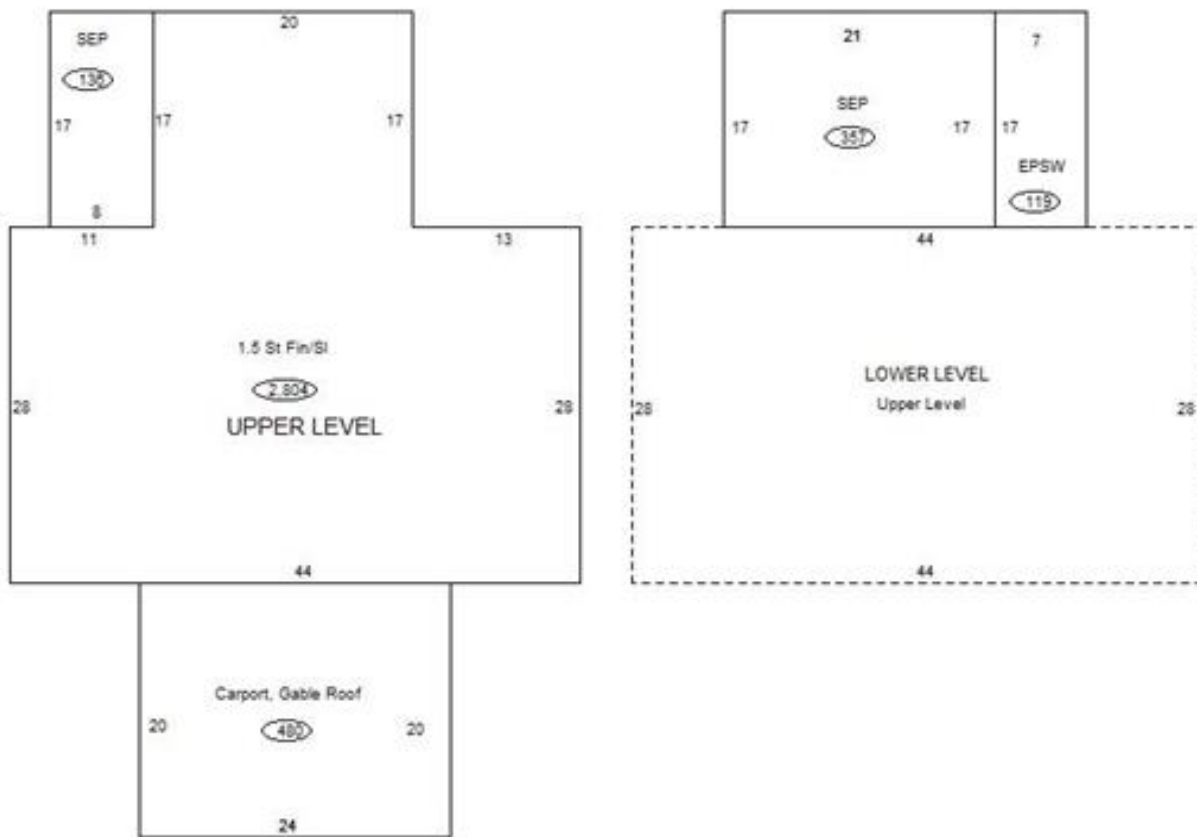
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,572	1.784	2,804
2	G	3		13	Carport, Gable Roof	480	1.000	480
3	M	SEP		13	SEP	136	1.000	136
4	M	SEP		13	SEP	357	1.000	357
5	M	EPSW		13	EPSW	119	1.000	119
6	U	^UL		13	Upper Level	1,232	1.000	1,232
7	N	0		13	LOWER LEVEL		0.000	
8	N	0		13	UPPER LEVEL		0.000	
<b>Total Building Area</b>						1,572		2,804



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	24x30x12	Concrete	Composition Shingle	1,480
	Qual 3	Cond 3	Year 2005	Eff Age 16		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (37% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (27.24 x 1,480)	40,315	40,315	14,917	25,398