



Rogers

Assessment Property Record Card for Tax Year 2026

Date provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660027481 Parcel ID 22N17E-31-4-00000-000-0000 Cadastral ID 31-22-17-03200 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 33904 DIXON, LARRY W & MERCEDES R LACKEY 16525 E 470 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16525 E 470 RD Subdivision Lot/Block / Parcel Size 1.25 - Acres Sec/Twn/Rng 31 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33696943 -95.53271616																																																																																																																									
TR IN E2 SW SW SE, BEG SW/C E2 SW SW SE, N 461.34', S 66-53 E 160.46', S 06-26 W 401.15', TO PT ON S/L E2 SW SW SE, W 102.58' TO POB					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																																																																																																											
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	4590				
Non-Ag Acres	1.222				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0			
		0			
Method	Square-Foot				
Base Lot Value	53,229.00 x .53 = 28,309				
Factor Value					
Adjustments	1.0000				
Lot Value	28,309				
Residential Data				\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/9/2020	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	2.5 - Fair			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% Two Story			Multiple Regression	
Exterior Wall	100% Frame, Siding, Wood			MRA Code 1 Test	
Base/Total Area	2,100 / 4,200			Adusted R 0.8445	
Style	100% Two Story			Indicated Value 425,779 101.38 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model 1 Res	
Area on Slab	2,100			Adjustment Model A2 AO Test	
Fixture/RghIn	11 /			Comparables	
Bed/F/H Bath	4 / 2.0 /			Indicated Value	
Basement Area				Value Reconciliation	
Garage Type	912 Attached Garage - Finished			Selected Approach Cost Approach	
Remodel				Improvements 326,457	
Year/Eff Age	1997 / 22			Lot Value 28,309	
Cost Approach		Manual : 01/2025		Indicated Value 354,766 84.47 Per SqFt	
Base Cost	72.75	Total Misc Impr	+ 56,123	Agland Value	
Roofing Adj	+ 2.11	Garage Cost	+ 29,330	Site Improvements 41,897	
Subfloor Adj	+ -0.55	Total RCN	= 459,799	Total Value 396,663 94.44 Total Value Per SqFt	
Heat/Cool Adj	+ 11.47	Depreciation (29%)	- 133,342		
Plumbing Adj	+ 3.35	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 326,457		
Adj Base Cost	= 89.13	Lot Value	+ 28,309		
Total Area	x 4,200	Indicated Value	= 354,766		
Adjusted Cost	= 374,346	Value Per SqFt	84.47		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	66575	698		698	22.24	15,524
EPSW	ENCLOSED PORCH - SOLID WALL	66576	694		694	58.50	40,599



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x80x10	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
	Base Cost (26.21 x 2,400)		62,904	62,904	30,823	32,081
	SHDS	Shed - Small	24x12x8	Plank	Composition Shingle	288
	Qual	3	Cond 2	Year 1995	Eff Age 31	
	Valuation Summary		Modifier Total	RCN	Depr (78% Phys/ % Func)	RCNLD
	Base Cost (20.79 x 288)		5,988	5,988	4,671	1,317
	GRDT	GARAGE - DETACHED	20x40x10	Concrete	Composition Shingle	800
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 800)		21,792	21,792	13,293	8,499



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Lot Data		Primary Image	
Lot Size	-	<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/9/2020</p>	
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		GRM Approach	
Adjustments		GRM Code	
Lot Value		Gross Rent	0.00
Residential Data		Indicated Value	
Type	6 Mobile Home 76 x 16	Multiple Regression	
Condition	1 - Low	MRA Code	
Quality	2.5 - Fair	Adusted R	
Architecture	6 MS ADJ	Indicated Value	
Style	100% Single Wide	Direct Comparables	
Exterior Wall	100% Frame, Siding, Vinyl	Selection Model	1 Res
Base/Total Area	1,216 / 1,216	Adjustment Model	A2 AO Test
Style	100% Single Wide	Comparables	
HVAC	100% Warmed & Cooled Air	Indicated Value	
Roof Cover	1 Composition Shingle	Value Reconciliation	
Area on Slab	0	Selected Approach	Cost Approach
Fixture/RghIn	/	Improvements	11,267
Bed/F/H Bath	/ /	Lot Value	
Basement Area		Indicated Value	11,267 9.27 Per SqFt
Garage Type		Agland Value	
Remodel		Site Improvements	
Year/Eff Age	1997 / 41	Total Value	11,267 9.27 Total Value Per SqFt
Cost Approach		Manual : 01/2025	
Base Cost	32.88	Total Misc Impr	+ 0
Roofing Adj	+ 2.61	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 56,337
Heat/Cool Adj	+ 3.42	Depreciation (80%)	- 45,070
Plumbing Adj	+ 7.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 11,267
Adj Base Cost	= 46.33	Lot Value	+ 11,267
Total Area	x 1,216	Indicated Value	= 11,267
Adjusted Cost	= 56,337	Value Per SqFt	9.27
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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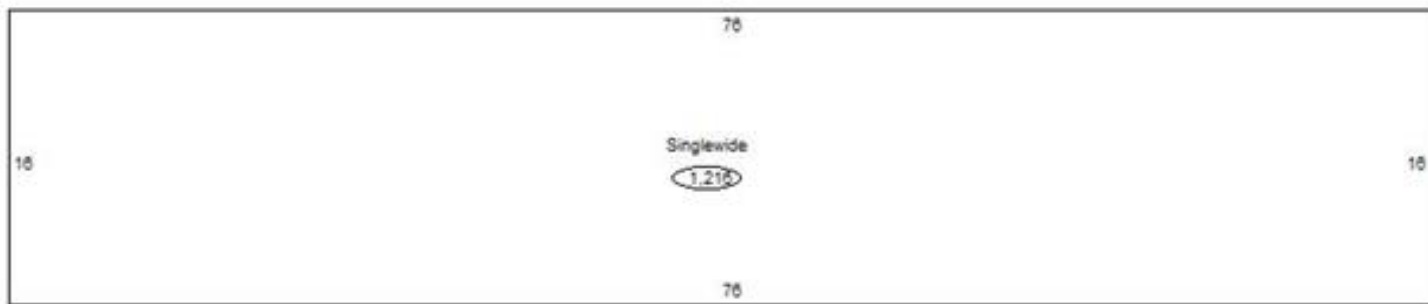
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		10	Singlewide	1,216	1.000	1,216
Total Building Area						1,216		1,216



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Lot Data		Primary Image	
Lot Size	-		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		<p>\\tsclient\C\Users\TS\Pictures\2016-10-11 10-11-2016\10-11-2016 10/12/2016</p>	
Residential Data		GRM Approach	
Type	6 Mobile Home 42 x 14	GRM Code	
Condition	2 - Fair	Gross Rent	0.00
Quality	2 - Fair	Indicated Value	
Architecture	6 MS ADJ	Multiple Regression	
Style	100% Single Wide	MRA Code	
Exterior Wall	100% Aluminum Sheet	Adjusted R	
Base/Total Area	588 / 588	Indicated Value	
Style	100% Single Wide	Direct Comparables	
HVAC	1 Wall Air Conditioners (Count)	Selection Model	1 Res
Roof Cover	14 Metal, Ribbed	Adjustment Model	A2 AO Test
Area on Slab	0	Comparables	
Fixture/RghIn	/	Indicated Value	
Bed/F/H Bath	4 / /	Value Reconciliation	
Basement Area		Selected Approach	Correlated Value
Garage Type		Improvements	900
Remodel		Lot Value	
Year/Eff Age	1972 /	Indicated Value	900 1.53 Per SqFt
		Agland Value	
		Site Improvements	
		Total Value	900 1.53 Total Value Per SqFt
Cost Approach		Manual : 01/2025	
Base Cost	34.85	Total Misc Impr	+ 0
Roofing Adj	+ 2.88	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 29,688
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 12.76	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 29,688
Adj Base Cost	= 50.49	Lot Value	+ 0
Total Area	x 588	Indicated Value	= 29,688
Adjusted Cost	= 29,688	Value Per SqFt	50.49
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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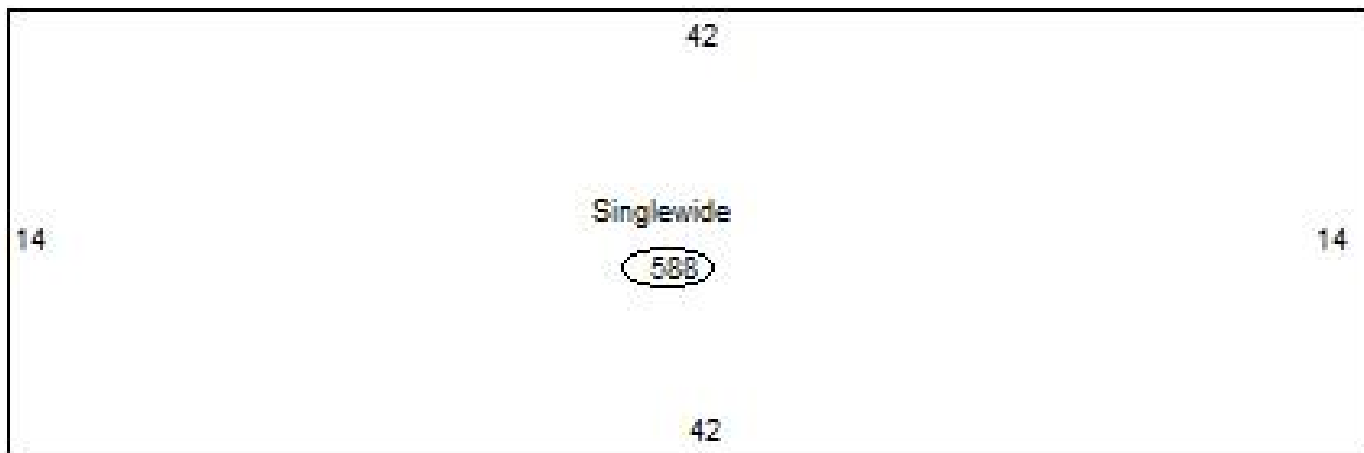
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Sketch Image

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Total Building Area						588		588