



# 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	660030741													
Parcel ID	22N16E-35-3-00000-000-0000													
Cadastral ID	35-22-16-01200													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	9 - SEQUOYAH/ NO FIRE													
Name ID	40724													
DAUGHERTY, FREDERICK C														
18595 S 4170 CLAREMORE OK 74017-0000														
Parcel Location														
Situs	18595 S 4170 RD													
Subdivision														
Lot/Block	/	Parcel Size	.67 - Acres											
Sec/Twn/Rng	35 / 22 / 16 / 3													
Neighborhood	2216 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.34220966 -95.57834178														
TR IN W2 NW SW BEG; 457' S NW/C; S 93'; E 314'; N 93'; W 314'; 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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax						
Remove Cap	0	Land Value	23,698	8,461	11%	931	Assessed	3,460 305.59						
Year Frozen	2008	Improvements	64,401	22,993		2,529	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -89.00						
TIF Project ID	0	Total Value	88,099	31,454		3,460	Total Taxable	2,460 217.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660030741	DAUGHERTY, FREDERICK C	9	88,120	1000	2,459	217.00							
2024	2024-660030741	DAUGHERTY, FREDERICK C	9	92,587	1000	2,460	218.00							
2023	2023-660030741	DAUGHERTY, FREDERICK C	9	76,254	1000	2,459	223.00							
2022	2022-660030741	DAUGHERTY, FREDERICK C	9	76,254	1000	2,459	226.00							
2021	2021-660030741	DAUGHERTY, FREDERICK C	9	75,283	1000	2,460	217.00							
2020	2020-660030741	DAUGHERTY, FREDERICK C	9	76,372	1000	2,460	224.00							
2019	2019-660030741	DAUGHERTY, FREDERICK C	9	68,958	1000	2,460	220.00							
2018	2018-660030741	DAUGHERTY, FREDERICK C	9	73,858	1000	2,460	223.00							
2017	2017-660030741	DAUGHERTY, FREDERICK C	9	73,143	1000	2,460	220.00							
2016	2016-660030741	DAUGHERTY, FREDERICK C	9	71,440	1000	2,460	219.00							
2015	2015-660030741	DAUGHERTY, FREDERICK C	9	70,103	1000	2,460	224.00							
2014	2014-660030741	DAUGHERTY, FREDERICK C	9	71,762	1000	2,460	227.00							
2013	2013-660030741	DAUGHERTY, FREDERICK C	9	69,762	1000	2,460	223.00							




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Lot Data	Square-Foot - NBHD 2216 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.6801 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 29,623.00 x .80 = 23,698 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 23,698		 <p>\\tsclient\TRANDY\11-09-2022\101_1109\IMG_0007.JPG 11/9/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,530 / 1,530
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1952 / 56

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 82,639 54.01 Per SqFt

Direct Comparables
<b>Selection Model</b> 1 Res <b>Adjustment Model</b> A2 AO Test <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	85.39	<b>Total Misc Impr</b>	+ 1,767	<b>Garage Cost</b>	+		
<b>Roofing Adj</b>	+ 3.89	<b>Total RCN</b>	= 162,800	<b>Depreciation ( 64%)</b>	-	104,192	
<b>Subfloor Adj</b>	+ 2.39	<b>Lump Sums</b>	+ 1,533	<b>RCNLD</b>	=	60,141	
<b>Heat/Cool Adj</b>	+ 10.30	<b>Lot Value</b>	+ 23,698	<b>Indicated Value</b>	=	83,839	
<b>Plumbing Adj</b>	+ 3.28	<b>Value Per SqFt</b>	54.80				
<b>Basement Adj</b>	+ 0.00						
<b>Adj Base Cost</b>	= 105.25						
<b>Total Area</b>	x 1,530						
<b>Adjusted Cost</b>	= 161,033						

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 60,141 <b>Lot Value</b> 23,698 <b>Indicated Value</b> 83,839 54.80 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 4,260 <b>Total Value</b> 88,099 57.58 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	72877	14x6		84	21.03		1,767
WODO	WOOD DECK - OPEN	72878	17x8		136	22.54	50%	1,533



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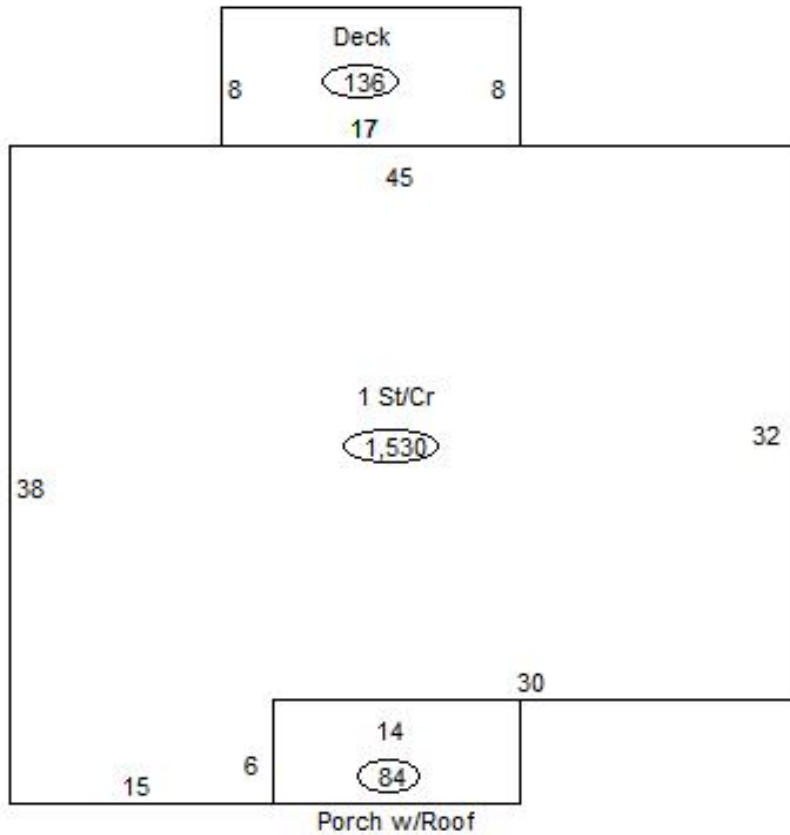
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### Sketch Image

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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	1,530	1.000	1,530
2	M	PRCH		13	SLBC	84	1.000	84
3	M	WODO		13	WODO	136	1.000	136
<b>Total Building Area</b>						1,530		1,530



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	0x0x0			140	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 140)		409		409	143	266
	DTGF	DETACHED GARAGE FAIR	0x0x0			384	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (16.00 x 384)		6,144		6,144	2,150	3,994
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						