



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 23:25:57
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Assessment Data					Primary Image														
Account 660061542 Parcel ID 22N17E-30-4-00000-000-0000 Cadastral ID 30-22-17-02110 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 282111 WRIGHT, GEORGE K 16850 E 458 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16850 E 458 RD Subdivision Lot/Block / Parcel Size 2.12 - Acres Sec/Twn/Rng 30 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 12/7/2020</p>														
Legal Description Lat/Long: 36.35170830 -95.52714679																			
W 140' SE SE SE LESS N 20' THEREOF					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2468/274	WRIGHT, GEORGE K	03/28/2015	0	4										
					1458/279	BROWN, RALPH & ESTHER	03/17/2003	87,500	YES										
					986/10	DELP, DWIGHT E &	01/17/1995	14,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax										
Remove Cap	2004	Land Value	44,182	25,780	11%	2,836	Assessed	10,295	1,012.20										
Year Frozen	2010	Improvements	116,217	67,813		7,459	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0	Total Value	160,399	93,593		10,295	Total Taxable	9,295	924.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660061542	WRIGHT, GEORGE K			94	152,014	1000	9,295	924.00										
2024	2024-660061542	WRIGHT, GEORGE K			94	154,559	1000	9,295	989.00										
2023	2023-660061542	WRIGHT, GEORGE K			94	127,977	1000	9,296	1,009.00										
2022	2022-660061542	WRIGHT, GEORGE K			94	130,631	1000	9,295	1,018.00										
2021	2021-660061542	WRIGHT, GEORGE K			94	130,256	1000	9,295	985.00										
2020	2020-660061542	WRIGHT, GEORGE K			94	124,277	1000	9,295	980.00										
2019	2019-660061542	WRIGHT, GEORGE K			94	115,260	1000	9,295	966.00										
2018	2018-660061542	WRIGHT, GEORGE K			94	118,507	1000	9,295	976.00										
2017	2017-660061542	WRIGHT, GEORGE K			94	117,575	1000	9,295	964.00										
2016	2016-660061542	WRIGHT, GEORGE K			94	114,637	1000	9,295	960.00										
2015	2015-660061542	WRIGHT, GEORGE K			94	112,572	1000	9,295	980.00										
2014	2014-660061542	WRIGHT, GEORGE K			94	110,851	1000	9,295	960.00										
2013	2013-660061542	WRIGHT, GEORGE K			94	104,872	1000	9,296	947.00										



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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	2.12		
Non-Ag Acres	2.0571		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	89,609.00 x .49 = 44,182		
Factor Value			
Adjustments	1.0000		
Lot Value	44,182		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/7/2020

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,300 / 1,300
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1995 / 27

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	173,599 133.54 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	116,217
Lot Value	44,182
Indicated Value	160,399 123.38 Per SqFt
Agland Value	
Site Improvements	
Total Value	160,399 123.38 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.48	Total Misc Impr	+ 2,301
Roofing Adj	+ 4.36	Garage Cost	+ 19,192
Subfloor Adj	+ 1.15	Total RCN	= 175,608
Heat/Cool Adj	+ 11.47	Depreciation (36%)	- 63,219
Plumbing Adj	+ 7.09	Lump Sums	+ 3,828
Basement Adj	+ 0.00	RCNLD	= 116,217
Adj Base Cost	= 118.55	Lot Value	+ 44,182
Total Area	x 1,300	Indicated Value	= 160,399
Adjusted Cost	= 154,115	Value Per SqFt	123.38

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	80363	12x8		96	23.97		2,301
WODC	WOOD DECK - COVERED	80364	22x10		220	34.80	50%	3,828



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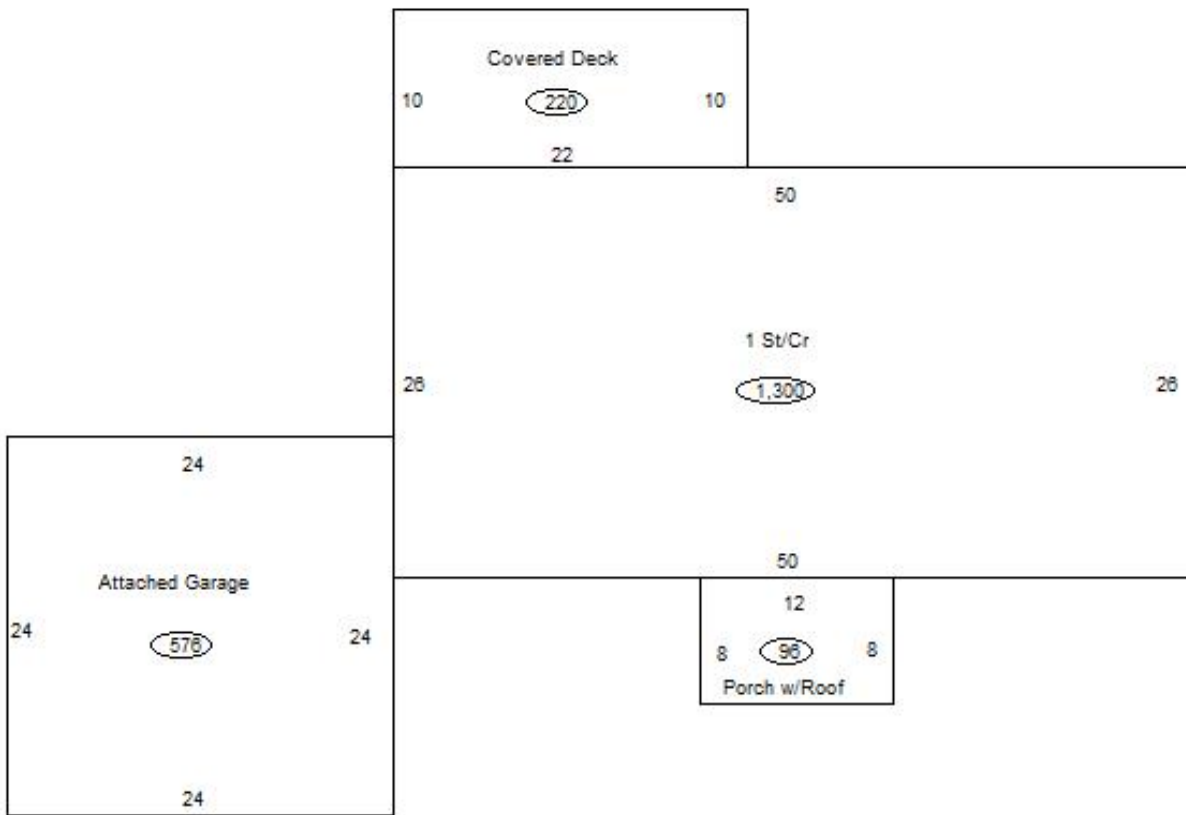
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Sketch Image

660061542



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,300	1.000	1,300
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	96	1.000	96
4	M	WODC		13	WODC	220	1.000	220
Total Building Area						1,300		1,300