



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 660075367 Parcel ID 22N17E-19-4-00000-000-0000 Cadastral ID 19-22-17-00920 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 288734 PARSONS, ROY ROBERT & LISA RENEE PO BOX 413 CLAREMORE OK 74018-0000 Parcel Location Situs 16749 E 450 RD Subdivision Lot/Block / Parcel Size 50 - Acres Sec/Twn/Rng 19 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\C\Users\TS\Pictures\2016-09-13 09-13-2016\09-13-2016 12/16/2016</p>														
Legal Description Lat/Long: 36.36807437 -95.52700743																			
E2 SE SE & E 440' W2 SE SE & SE NE SE & E 440' SW NE SE					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	1679/840	GRIGGS REAL ESTATE LLC	05/18/2005	280,000	YES										
					1602/217	GRIGGS, RONNIE J & KAREN F	06/30/2004	0	5										
					1352/479	CANE, MELISSA LYNN	01/21/2002	161,000	13										
					1121/369	POLITTE, VIRGIL V	03/16/1998	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax										
Remove Cap	2006		Land Value 5,901	5,901	11%	649	Assessed	50,380	5,104.00										
Year Frozen	0		Improvements 545,054	452,101		49,731	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0		Total Value 550,955	458,002		50,380	Total Taxable	49,380	5,016.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660075367	PARSONS, ROY ROBERT &			75	503,890	1000	47,913	4,867.00										
2024	2024-660075367	PARSONS, ROY ROBERT &			75	471,696	1000	46,489	4,750.00										
2023	2023-660075367	PARSONS, ROY ROBERT &			75	446,601	1000	45,105	4,711.00										
2022	2022-660075367	PARSONS, ROY ROBERT &			75	431,375	1000	43,762	4,666.00										
2021	2021-660075367	PARSONS, ROY ROBERT &			75	407,340	1000	42,458	4,399.00										
2020	2020-660075367	PARSONS, ROY ROBERT &			75	399,867	1000	41,193	4,426.00										
2019	2019-660075367	PARSONS, ROY ROBERT &			75	388,446	1000	39,964	4,258.00										
2018	2018-660075367	PARSONS, ROY ROBERT &			75	400,572	1000	38,771	4,152.00										
2017	2017-660075367	PARSONS, ROY ROBERT &			75	396,117	1000	37,612	4,003.00										
2016	2016-660075367	PARSONS, ROY ROBERT &			75	385,929	1000	36,488	3,876.00										
2015	2015-660075367	PARSONS, ROY ROBERT &			75	373,262	1000	35,396	3,828.00										
2014	2014-660075367	PARSONS, ROY ROBERT &			75	377,055	1000	34,336	3,766.00										
2013	2013-660075367	PARSONS, ROY ROBERT &			75	352,700	1000	33,307	3,568.00										



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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	3,488 / 3,488
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,488
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	896 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Cost Approach Manual : 01/2025

Base Cost	115.13	Total Misc Impr	+	35,797
Roofing Adj	+ 5.91	Garage Cost	+	43,375
Subfloor Adj	+ -4.28	Total RCN	=	573,910
Heat/Cool Adj	+ 17.38	Depreciation (14%)	-	80,347
Plumbing Adj	+ 7.70	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	493,563
Adj Base Cost	= 141.84	Lot Value	+	
Total Area	x 3,488	Indicated Value	=	493,563
Adjusted Cost	= 494,738	Value Per SqFt		141.50

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	493,563		
Lot Value			
Indicated Value	493,563	141.50	Per SqFt
Agland Value	5,901		
Site Improvements	51,491		
Total Value	1,044,518	299.46	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	90492	264		264	35.36		9,335
PRCH	SLAB PORCH - COVERED	90493	26x20		520	34.49		17,935
PATO	SLAB PORCH - OPEN	116910	34x22		748	11.40		8,527



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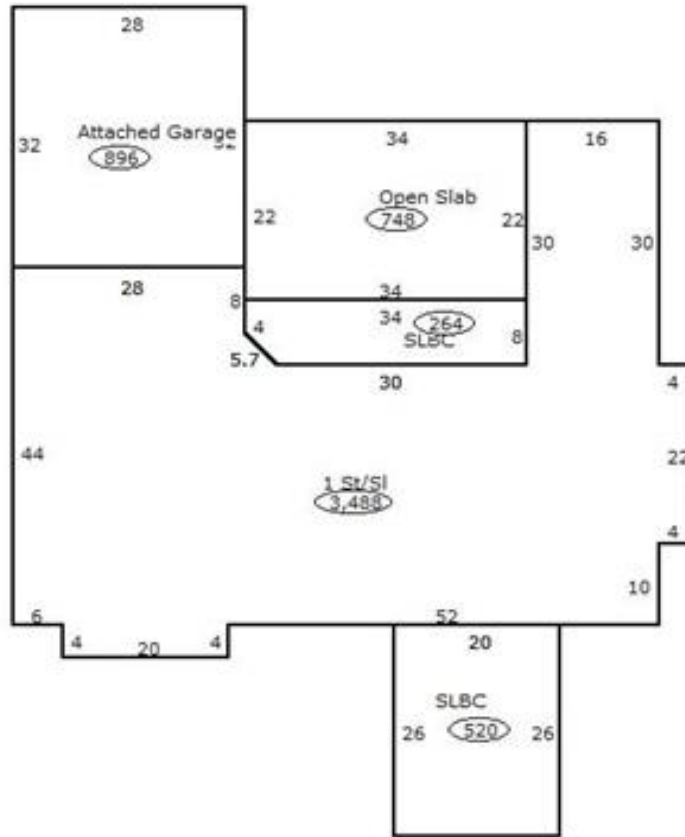
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	3,488	1.000	3,488
2	M	PRCH		20	SLBC	264	1.000	264
3	M	PRCH		20	SLBC	520	1.000	520
4	G	1		20	Attached Garage	896	1.000	896
5	M	PATO		20	Open Slab	748	1.000	748
Total Building Area						3,488		3,488



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	50x24x8	Dirt	Galvanized Metal	1,200
	Qual	3	Cond 3	Year 2012	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)
Base Cost (21.01 x 1,200)		25,212		25,212	2,521	22,691
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year 2008	Eff Age 14	
	Valuation Summary		Modifier Total		RCN	Depr (4% Phys/ % Func)
Base Cost (30,000.00 x 1)		30,000		30,000	1,200	28,800



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			8.870	122	122	1,086	1,086
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			24.112	168	168	4,051	4,051
HC	HECTOR STONY SANDY LOAM	TMBR	20			12.256	36	36	441	441
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			4.504	63	63	284	284
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			.258	151	151	39	39
NTV PST Totals						50.000			5,901	5,901
Total Agland						50.000			5,901	5,901