



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:52:08
 Page 1

Assessment Data					Primary Image					
Account	660093409									
Parcel ID	22N17E-25-1-00000-000-0000									
Cadastral ID	25-22-17-00510									
Property Type	REAL - Real Property									
Property Class	RA	VI Area 2								
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI									
Name ID	307456									
CLINTON, JOSEPH & CANDY										
17188 S 4250 RD CLAREMORE OK 74019-0000										
Parcel Location										
Situs	21510 E 450 RD									
Subdivision										
Lot/Block	/	Parcel Size	42.99 - Acres							
Sec/Twn/Rng	25 / 22 / 17 / 1									
Neighborhood	4070 - FOYIL SEQUOYAH AREA									
School District	S006 - SEQUOYAH SCHOOLS									
Legal Description Lat/Long: 36.36333333 -95.44234318										
NW NE & W2 SW NE & N2 NW SE. LESS TR DESC 2022-006758 AS BEG SW/C W2 SW NE; N01.1413W 875.93'; S79=5.5958E 680.12'; S00 1414E 713.16'; S89.5043E 659.35'; S00.1510E 660.21'; N89.5051W 1318 88'; N00.1413W 660.26' TO POB. LESS TR DESC 2022-015649 AS COMM NW/C W2 W2 NE; S00.1413E 1516.45'; S89.4913E 659.19';					Building Permits					
					Number	Description	Opened	Closed	Amount	
R22	R23 SPLIT	04/2022	09/2022							
R18	R18-911 ADDRESS ASSIGNED	08/2017	12/2017							
Exemptions					Sale History					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					2258/333	BANK OF COMMERCE	07/13/2012	155,000	YES	
					2148/75	MCGILL, SAM	12/16/2010	0		
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2013		Land Value	5,264	4,116	11%	453	Assessed	453	44.54
Year Frozen	0		Improvements	0	0	0	Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	5,264	4,116	453	Total Taxable	453	45.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660093409	CLINTON, JOSEPH & CANDY			94	3,997	0	440	43.00	
2024	2024-660093409	CLINTON, JOSEPH & CANDY			94	16,522	0	1,818	190.00	
2023	2023-660093409	CLINTON, JOSEPH & CANDY			94	16,522	0	1,818	194.00	
2022	2022-660093409	CLINTON, JOSEPH & CANDY			94	16,522	0	1,791	193.00	
2021	2021-660093409	CLINTON, JOSEPH & CANDY			94	20,010	0	2,202	229.00	
2020	2020-660093409	CLINTON, JOSEPH & CANDY			94	19,796	0	2,171	226.00	
2019	2019-660093409	CLINTON, JOSEPH & CANDY			94	19,161	0	2,108	216.00	
2018	2018-660093409	CLINTON, JOSEPH & CANDY			94	19,786	0	2,176	225.00	
2017	2017-660093409	CLINTON, JOSEPH & CANDY			94	9,410	0	1,035	105.00	
2016	2016-660093409	CLINTON, JOSEPH & CANDY			94	9,647	0	1,062	108.00	
2015	2015-660093409	CLINTON, JOSEPH & CANDY			94	9,630	0	1,060	110.00	
2014	2014-660093409	CLINTON, JOSEPH & CANDY			94	9,637	0	1,060	109.00	
2013	2013-660093409	CLINTON, JOSEPH & CANDY			94	9,637	0	1,060	107.00	



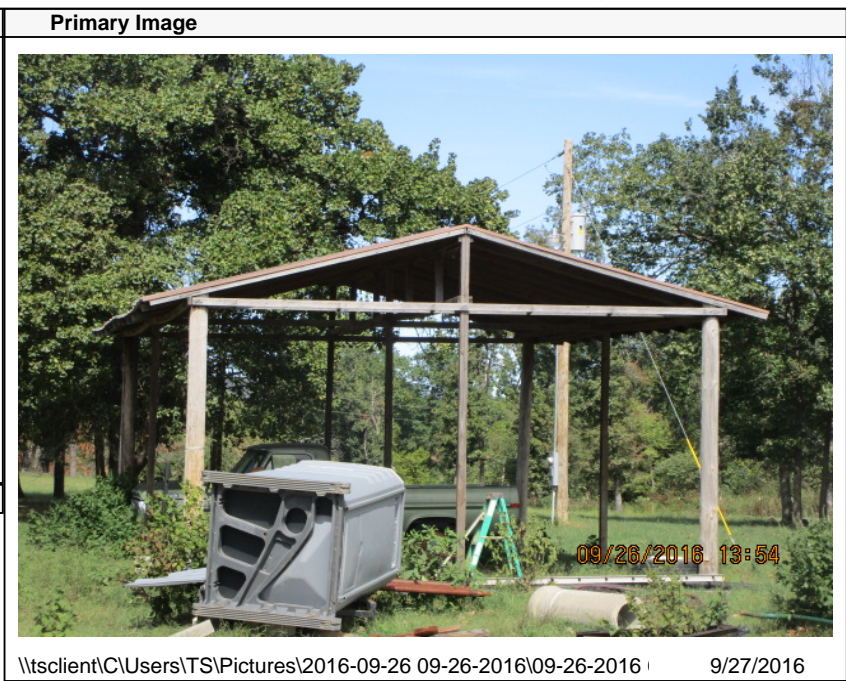
Rogers

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Date 04/18/2026
Time 06:52:08
Page 2

Lot Data - 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	



Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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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	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 0
Total Area	x	Indicated Value	= 0
Adjusted Cost	= 0	Value Per SqFt	0.00

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	
Lot Value	
Indicated Value	0.00 Per SqFt
Agland Value	5,264
Site Improvements	
Total Value	5,264 0.00 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Date 04/18/2026
Time 06:52:08
Page 3

660093409

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	36x12x8	Plank		
	Qual 3	Cond 3	Year 2017	Eff Age 7		

Valuation Summary Modifier Total RCN Depr (28% Phys/ % Func) RCNLD
Base Cost (35.00 x)



Rogers

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Date 04/18/2026
Time 06:52:08
Page 4

Agland Inventory

660093409

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20			2.320	36	36	84	84
VD	VERDIGRIS SILT LOAM	TMBR	95			.274	171	171	47	47
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			4.763	85	85	403	403
TMBR Totals						7.358			534	534
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			16.741	122	122	2,049	2,049
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			16.573	142	142	2,347	2,347
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.319	144	144	334	334
NTV PST Totals						35.633			4,730	4,730
Total Agland						42.990			5,264	5,264