



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
<b>Account</b> 660094356 <b>Parcel ID</b> 22N17E-32-3-00000-000-0002 <b>Cadastral ID</b> 32-22-17-00223 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 339562 ROACH, ADAM E & AMANDA  17029 E 470 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 17029 E 470 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.21 - Acres <b>Sec/Twn/Rng</b> 32 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS									
<b>Legal Description</b> Lat/Long: 36.33673095 -95.52328852 E 176' W 616' S 300' SW SW.									
					Building Permits				
					Number	Description	Opened	Closed	Amount
					R14	R14-SPLIT	08/2012	01/2013	
Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	LILLY, HUGH C JR & JOSIE A	09/07/2022	320,000	YES
H	Homestead	No	1,000		2488/747	TROGDON, CHRISTOPHER M &	07/27/2015	197,500	YES
					2245/765	GUINN & THOMAS BUILDERS LLC	05/18/2012	17,500	17
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax
Remove Cap	2023	Land Value	85,543	85,543	11%	9,410	Assessed	36,548	3,593.40
Year Frozen	0	Improvements	246,702	246,702		27,138	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	332,245	332,245		36,548	Total Taxable	35,548	3,505.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660094356	ROACH, ADAM E & AMANDA	94	332,139	1000	35,256	3,477.00		
2024	2024-660094356	ROACH, ADAM E & AMANDA	94	320,000	1000	34,200	3,596.00		
2023	2023-660094356	ROACH, ADAM E & AMANDA	94	320,000	1000	34,200	3,668.00		
2022	2022-660094356	ROACH, ADAM E & AMANDA	94	253,873	0	24,221	2,611.00		
2021	2021-660094356	LILLY, HUGH C JR & JOSIE A	94	209,705	0	23,067	2,403.00		
2020	2020-660094356	LILLY, HUGH C JR & JOSIE A	94	208,096	0	22,890	2,382.00		
2019	2019-660094356	LILLY, HUGH C JR & JOSIE A	94	200,926	0	22,102	2,266.00		
2018	2018-660094356	LILLY, HUGH C JR & JOSIE A	94	204,244	0	22,467	2,328.00		
2017	2017-660094356	LILLY, HUGH C JR & JOSIE A	94	202,497	0	22,274	2,278.00		
2016	2016-660094356	LILLY, HUGH C JR & JOSIE A	94	197,239	0	21,696	2,210.00		
2015	2015-660094356	LILLY, HUGH C JR & JOSIE A	94	176,642	1000	18,431	1,930.00		
2014	2014-660094356	TROGDON, CHRISTOPHER M &	94	181,002	1000	18,186	1,869.00		
2013	2013-660094356	TROGDON, CHRISTOPHER M &	94	169,341	1000	17,628	1,786.00		



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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	52,805.00 x .53 = 28,118	
Factor Value		
Adjustments	3.0423	
Lot Value	85,543	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,652 / 1,892
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,652
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	600 Attached Garage - Finished
Remodel	
Year/Eff Age	2012 / 11



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/18/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	263,461	139.25	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	101.27	Total Misc Impr	+	13,684			
Roofing Adj	+ 4.27	Garage Cost	+	22,974			
Subfloor Adj	+ -2.02	Total RCN	=	271,947			
Heat/Cool Adj	+ 12.64	Depreciation ( 11%)	-	29,914			
Plumbing Adj	+ 8.20	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	242,033			
Adj Base Cost	= 124.36	Lot Value	+	85,543			
Total Area	x 1,892	Indicated Value	=	327,576			
Adjusted Cost	= 235,289	Value Per SqFt		173.14			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	242,033		
Lot Value	85,543		
Indicated Value	327,576	173.14	Per SqFt
Agland Value			
Site Improvements	4,669		
Total Value	332,245	175.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	116584	18x12		216	26.25		5,670
PRCH	SLAB PORCH - COVERED	116585	18x5		90	26.65		2,399



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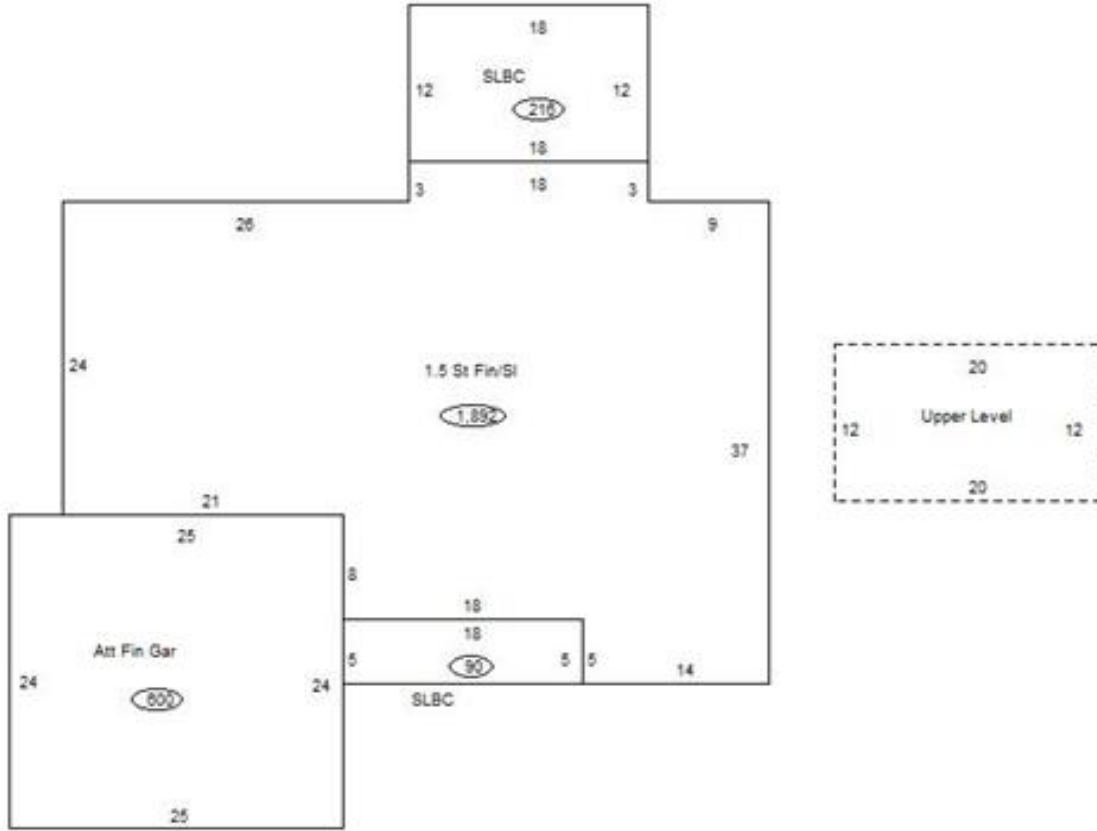
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,652	1.145	1,892
2	G	5		13	Att Fin Gar	600	1.000	600
3	M	PRCH		13	SLBC	216	1.000	216
4	M	PRCH		13	SLBC	90	1.000	90
5	U	^UL		13	Upper Level	240	1.000	240
<b>Total Building Area</b>						1,652		1,892



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240
	Qual	3	Cond	3	Year	2022
				Eff Age	3	

Valuation Summary	Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
Base Cost (22.62 x 240)	5,429		5,429	760
				4,669