



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 660095245 Parcel ID 22N17E-32-3-00000-000-0003 Cadastral ID 32-22-17-01330 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 309105 STRITZKE, BRAD & MELISSA 18501 S 4200 RD CLAREMORE OK 74017-0000 Parcel Location Situs 18501 S 4200 RD Subdivision Lot/Block / Parcel Size 15 - Acres Sec/Twn/Rng 32 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 12/18/2020</p>																								
Legal Description Lat/Long: 36.34312412 -95.52397741																													
E2 NW SW LESS & EXCEPT S 330' THEREOF & N 330' W2 NW SW. & LESS N 330' W2 E2 NW SW & LESS TR DESC AS E2 NW SW LESS S 330' E2 NW SW & LESS N 330' E2 NW SW 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>R22</td> <td>R23- NEW ADDRESS SPLIT</td> <td>02/2022</td> <td>10/2022</td> <td></td> </tr> <tr> <td>R19</td> <td>R21- POSS BUILDING NEW SHOP</td> <td>09/2018</td> <td>08/2020</td> <td></td> </tr> <tr> <td>R14</td> <td>R14-NEW SRF FOUND - NEED TO MEA</td> <td>01/1913</td> <td>09/2013</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22	R23- NEW ADDRESS SPLIT	02/2022	10/2022		R19	R21- POSS BUILDING NEW SHOP	09/2018	08/2020		R14	R14-NEW SRF FOUND - NEED TO MEA	01/1913	09/2013	
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R22	R23- NEW ADDRESS SPLIT	02/2022	10/2022																										
R19	R21- POSS BUILDING NEW SHOP	09/2018	08/2020																										
R14	R14-NEW SRF FOUND - NEED TO MEA	01/1913	09/2013																										
Exemptions					Sale History																								
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																				
H	Homestead	Yes	1,000	1,000	2278/717	SMITH, JAMES D & ROXANNE	10/12/2012	150,000	17																				
Parcel Valuation																													
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax																				
Remove Cap	2013		Land Value 1,155	1,155	11%	127	Assessed	36,231	3,562.23																				
Year Frozen	0		Improvements 406,493	328,224		36,104	Penalty	0																					
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-88.00																				
TIF Project ID	0		Total Value 407,648	329,379		36,231	Total Taxable	35,231	3,474.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660095245	STRITZKE, BRAD & MELISSA			94	382,372	1000	34,176	3,370.00																				
2024	2024-660095245	STRITZKE, BRAD & MELISSA			94	335,635	1000	33,152	3,486.00																				
2023	2023-660095245	STRITZKE, BRAD & MELISSA			94	347,170	1000	32,157	3,450.00																				
2022	2022-660095245	STRITZKE, BRAD & MELISSA			94	341,808	1000	31,192	3,378.00																				
2021	2021-660095245	STRITZKE, BRAD & MELISSA			94	285,295	1000	30,254	3,168.00																				
2020	2020-660095245	STRITZKE, BRAD & MELISSA			94	253,722	1000	26,909	2,813.00																				
2019	2019-660095245	STRITZKE, BRAD & MELISSA			94	246,842	1000	26,152	2,695.00																				
2018	2018-660095245	STRITZKE, BRAD & MELISSA			94	251,695	1000	26,686	2,779.00																				
2017	2017-660095245	STRITZKE, BRAD & MELISSA			94	249,421	1000	26,435	2,717.00																				
2016	2016-660095245	STRITZKE, BRAD & MELISSA			94	242,152	1000	25,636	2,624.00																				
2015	2015-660095245	STRITZKE, BRAD & MELISSA			94	235,427	1000	24,897	2,603.00																				
2014	2014-660095245	STRITZKE, BRAD & MELISSA			94	238,256	1000	25,208	2,587.00																				
2013	2013-660095245	STRITZKE, BRAD & MELISSA			94	1,540	0	169	17.00																				



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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)

Lot Size
Lot Count
Units Buildable
Non-Ag Acres
Topography
Street Access
Utilities
Amenities LAND QUALITY

Method Units-Buildable
Base Lot Value
Factor Value
Adjustments
Lot Value

Residential Data

Type 1 Single Family Residence
Condition 3 - Average
Quality 4 - Good
Architecture TRAD TRADITIONAL
Style 100% 1 1/2 Story Finished
Exterior Wall 80% Frame, Siding, Wood 20% Veneer, Stone
Base/Total Area 1,704 / 2,762
Style 100% 1 1/2 Story Finished
HVAC 100% Warmed & Cooled Air
Roof Cover 1 Composition Shingle
Area on Slab 1,704
Fixture/RghIn 16 /
Bed/F/H Bath 3 / 3.5 /
Basement Area
Garage Type
Remodel
Year/Eff Age 2013 / 10

Cost Approach

Manual : 01/2025

Base Cost	96.52	Total Misc Impr	+	29,506
Roofing Adj	+ 3.78	Garage Cost	+	
Subfloor Adj	+ -2.93	Total RCN	=	372,132
Heat/Cool Adj	+ 16.31	Depreciation (10%)	-	37,213
Plumbing Adj	+ 10.37	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	334,919
Adj Base Cost	= 124.05	Lot Value	+	
Total Area	x 2,762	Indicated Value	=	334,919
Adjusted Cost	= 342,626	Value Per SqFt		121.26

Primary Image



\\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
Adusted R
Indicated Value

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	334,919		
Lot Value			
Indicated Value	334,919	121.26	Per SqFt
Agland Value	1,155		
Site Improvements	71,574		
Total Value	407,648	147.59	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	117747	15x6		90	32.91		2,962
PRCH	SLAB PORCH - COVERED	117748	15x6		90	32.91		2,962
PATO	SLAB PORCH - OPEN	117749	924		924	10.78		9,961
PRCH	SLAB PORCH - COVERED	117750	54x8		432	31.53		13,621



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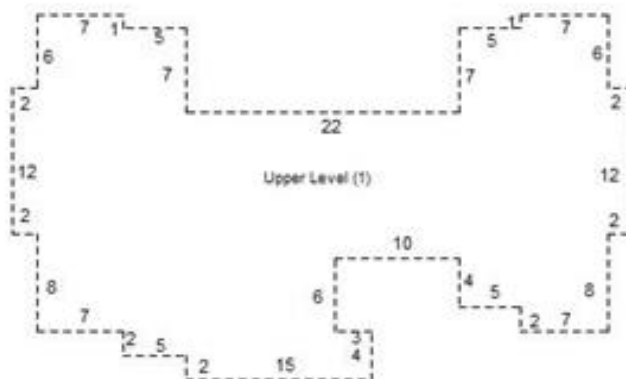
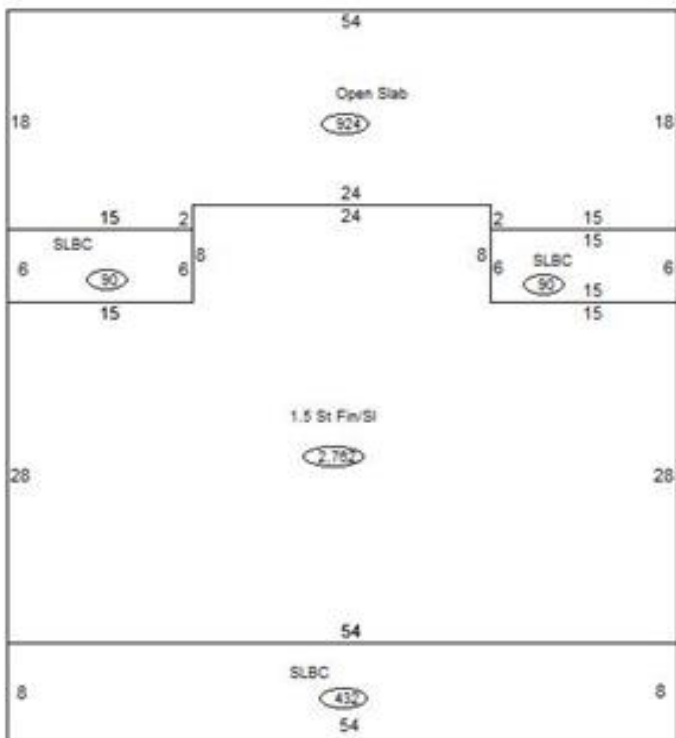
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Sketch Image

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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/SI	1,704	1.621	2,762
2	M	PRCH		13	SLBC	90	1.000	90
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PATO		13	Open Slab	924	1.000	924
5	M	PRCH		13	SLBC	432	1.000	432
6	U	^UL		13	Upper Level (1)	1,058	1.000	1,058
Total Building Area						1,704		2,762



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	60x24x14	Concrete	Formed Metal	1,440
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total		RCN	Depr (9% Phys/ % Func)
Base Cost (30.38 x 1,440)		43,747		43,747	3,937	39,810
	UTIL	SHOP BUILDING	40x25x12	Concrete	Formed Metal	1,000
	Qual	4	Cond 4	Year 2013	Eff Age 8	
	Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)
Base Cost (37.37 x 1,000)		37,370		37,370	5,606	31,764



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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
HC	HECTOR STONY SANDY LOAM	IMP PST	20			7.500	56	56	420	420
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			7.500	98	98	735	735
IMP PST Totals						15.000			1,155	1,155
Total Agland						15.000			1,155	1,155