



# 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	660099225								
Parcel ID	22N17E-28-2-00000-000-0099								
Cadastral ID	28-22-17-00642								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI								
Name ID	319193								
ROBINETT, STEVEN A & JESSICA R									
18722 E 450 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	18722 E 450 RD								
Subdivision									
Lot/Block	/	Parcel Size	20.66 - Acres						
Sec/Twn/Rng	28 / 22 / 17 / 2								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.36119086 -95.49441369									
TR IN W2 NE DESC AS BEG NE/C; S00.0401E 2634.52'; N89.4805W 384 44'; N00.0401W 687.60'; S88.5440E 30.81'; N04.4622E 615.79'; N00 0401W 1333.58'; S89.4800E 301.68' TO POB AND S 330' W 275.1' OF SE SW NE. LESS TR DESC 2026-001903 AS COMM NE/C NE NW NE; N88.4900W 137.24' TO POB; S00.0401E 358.65'; N86.3437W									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25 347	NEW SFR 2900 SQ FT @ 18718 E 450 F	10/2025		250,000					
A25	NEW ADDRESS OVER 20 AC	07/2025	10/2025						
R18	R18-SPLIT	07/2016	11/2017						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2572/563	LEWIS, JOHN C & GLORIA B	08/16/2016	138,000	YES					
2532/352	PEOPLES BANK	02/26/2016	101,500	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	2017	Land Value	2,477	1,483	11%	163	Assessed	15,308 1,505.08	
Year Frozen	0	Improvements	162,748	137,681		15,145	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -88.00	
TIF Project ID	0	Total Value	165,225	139,164		15,308	Total Taxable	14,308 1,417.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660099225	ROBINETT, STEVEN A &	94	161,050	1000	13,885	1,375.00		
2024	2024-660099225	ROBINETT, STEVEN A &	94	165,236	1000	13,451	1,424.00		
2023	2023-660099225	ROBINETT, STEVEN A &	94	149,294	1000	13,030	1,407.00		
2022	2022-660099225	ROBINETT, STEVEN A &	94	147,791	1000	12,622	1,377.00		
2021	2021-660099225	ROBINETT, STEVEN A &	94	122,241	1000	12,225	1,290.00		
2020	2020-660099225	ROBINETT, STEVEN A &	94	116,731	1000	11,840	1,245.00		
2019	2019-660099225	ROBINETT, STEVEN A &	94	113,450	1000	11,479	1,190.00		
2018	2018-660099225	ROBINETT, STEVEN A &	94	115,727	0	12,730	1,319.00		
2017	2017-660099225	ROBINETT, STEVEN A &	94	1,649	0	181	18.00		
2016	2016-660099225	ROBINETT, STEVEN A &	94	1,649	0	181	18.00		



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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/30/2020

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,122 / 1,122
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,122
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	978 Attached Garage - Finished
Remodel	
Year/Eff Age	2017 / 7

### 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	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	95.00	Total Misc Impr	+ 0
Roofing Adj	+ 5.01	Garage Cost	+ 26,739
Subfloor Adj	+ 0.00	Total RCN	= 163,141
Heat/Cool Adj	+ 10.30	Depreciation ( 8%)	- 13,051
Plumbing Adj	+ 11.26	Lump Sums	+ 9,272
Basement Adj	+ 0.00	RCNLD	= 159,362
Adj Base Cost	= 121.57	Lot Value	+ 159,362
Total Area	x 1,122	Indicated Value	= 159,362
Adjusted Cost	= 136,402	Value Per SqFt	142.03

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	159,362		
Lot Value			
Indicated Value	159,362	142.03	Per SqFt
Agland Value	2,477		
Site Improvements	3,386		
Total Value	165,225	147.26	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	135657	50x7		350	26.49		9,272



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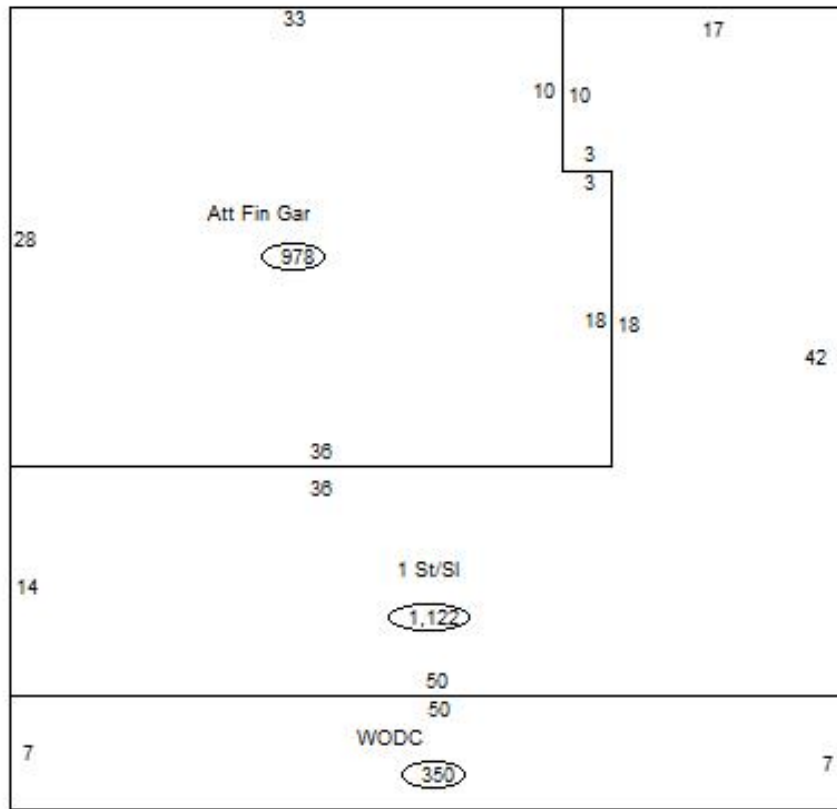
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,122	1.000	1,122
2	G	5		10	Att Fin Gar	978	1.000	978
3	M	WODC		10	WODC	350	1.000	350
<b>Total Building Area</b>						1,122		1,122



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	30x10x8	Plank	Formed Metal	300	
	Qual	3	Cond 3	Year 2010	Eff Age 12		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (46% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (20.90 x 300)	6,270		6,270	2,884	3,386



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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	TMBR	20			.265	36	36	10	10
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			4.205	63	63	265	265
<b>TMBR Totals</b>						4.470			275	275
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			8.907	144	144	1,283	1,283
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.840	144	144	121	121
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.133	192	192	218	218
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			.840	192	192	161	161
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			3.342	84	84	281	281
LKC	LINKER FINE SANDY LOAM 3-	NTV PST	51			1.128	122	122	138	138
<b>NTV PST Totals</b>						16.190			2,202	2,202
<b>Total Agland</b>						20.660			2,477	2,477