



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	660102223																		
Parcel ID	22N17E-28-1-00000-001-0000																		
Cadastral ID	28-22-17-00930																		
Property Type	REAL - Real Property																		
Property Class	RR	VI Area 2																	
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI																		
Name ID	334722																		
GONZALES, MICHAEL & LORI S																			
17240 S 4220 RD CLAREMORE OK 74017-0000																			
Parcel Location																			
Situs	17240 S 4220 RD																		
Subdivision																			
Lot/Block	/	Parcel Size	7.34 - Acres																
Sec/Twn/Rng	28 / 22 / 17 / 1																		
Neighborhood	4070 - FOYIL SEQUOYAH AREA																		
School District	S006 - SEQUOYAH SCHOOLS																		
Legal Description	Lat/Long: 36.36091613 -95.49025619				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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
TR DESC 2018-016819 AS N 548.55'E 608' NE SE NE LESS N 225.05' W 50' THEREOF & LESS S 58' W 50' THEREOF.																			
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	ROBISON FAMILY TRUST	05/26/2021	420,000	YES										
					/	JACKSON, TOMMIE G &	11/09/2018	358,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax										
Remove Cap	2022	Land Value	101,662	67,277	11%	7,400	Assessed	45,892	4,512.10										
Year Frozen		Improvements	406,033	349,928		38,492	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	507,695	417,205		45,892	Total Taxable	45,892	4,512.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660102223	GONZALES, MICHAEL & LORI S			94	433,187	0	43,707	4,297.00										
2024	2024-660102223	GONZALES, MICHAEL & LORI S			94	403,367	0	41,626	4,358.00										
2023	2023-660102223	GONZALES, MICHAEL & LORI S			94	367,398	0	40,414	4,316.00										
2022	2022-660102223	GONZALES, MICHAEL & LORI S			94	359,907	0	39,590	4,267.00										
2021	2021-660102223	GONZALES, MICHAEL & LORI S			94	429,274	0	42,282	4,406.00										
2020	2020-660102223	ROBISON FAMILY TRUST			94	387,372	0	41,050	4,271.00										
2019	2019-660102223	ROBISON FAMILY TRUST			94	362,315	0	39,855	4,087.00										



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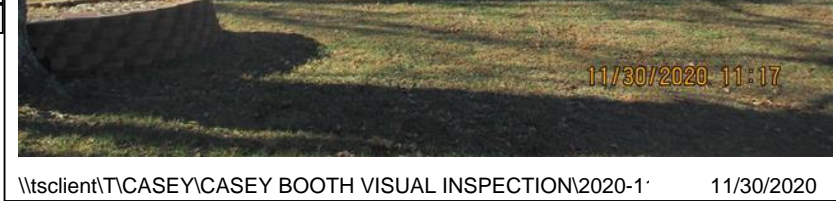
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	7.3354	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	319,528.00 x .32 = 101,662	
Factor Value		
Adjustments	1.0000	
Lot Value	101,662	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,572 / 2,572
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	0
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 4.0 /
Basement Area	3,804 Total, 1,232 Partition
Garage Type	728 Attached Garage - Finished
Remodel	
Year/Eff Age	1980 / 35



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	386,224 150.16 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	113.58	Total Misc Impr	+ 44,389				
Roofing Adj	+ 5.76	Garage Cost	+ 33,954				
Subfloor Adj	+ 0.00	Total RCN	= 579,266				
Heat/Cool Adj	+ 14.47	Depreciation (43%)	- 249,084				
Plumbing Adj	+ 9.88	Lump Sums	+ 2,313				
Basement Adj	+ 51.07	RCNLD	= 332,495				
Adj Base Cost	= 194.76	Lot Value	+ 101,662				
Total Area	x 2,572	Indicated Value	= 434,157				
Adjusted Cost	= 500,923	Value Per SqFt	168.80				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	332,495		
Lot Value	101,662		
Indicated Value	434,157	168.80	Per SqFt
Agland Value			
Site Improvements	73,538		
Total Value	507,695	197.39	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR2	FIREPLACE - RESIDENTIAL 2 STORY	0		1	1	7,271.21		7,271
PRCH	SLAB PORCH - COVERED	58785	532		532	27.76		14,768
EPSW	ENCLOSED PORCH - SOLID WALL	58786	20x13		260	75.21		19,555
WODO	WOOD DECK - OPEN	58787	9x8		72	32.12		2,313
PATO	SLAB PORCH - OPEN	58788	20x13		260	10.75		2,795



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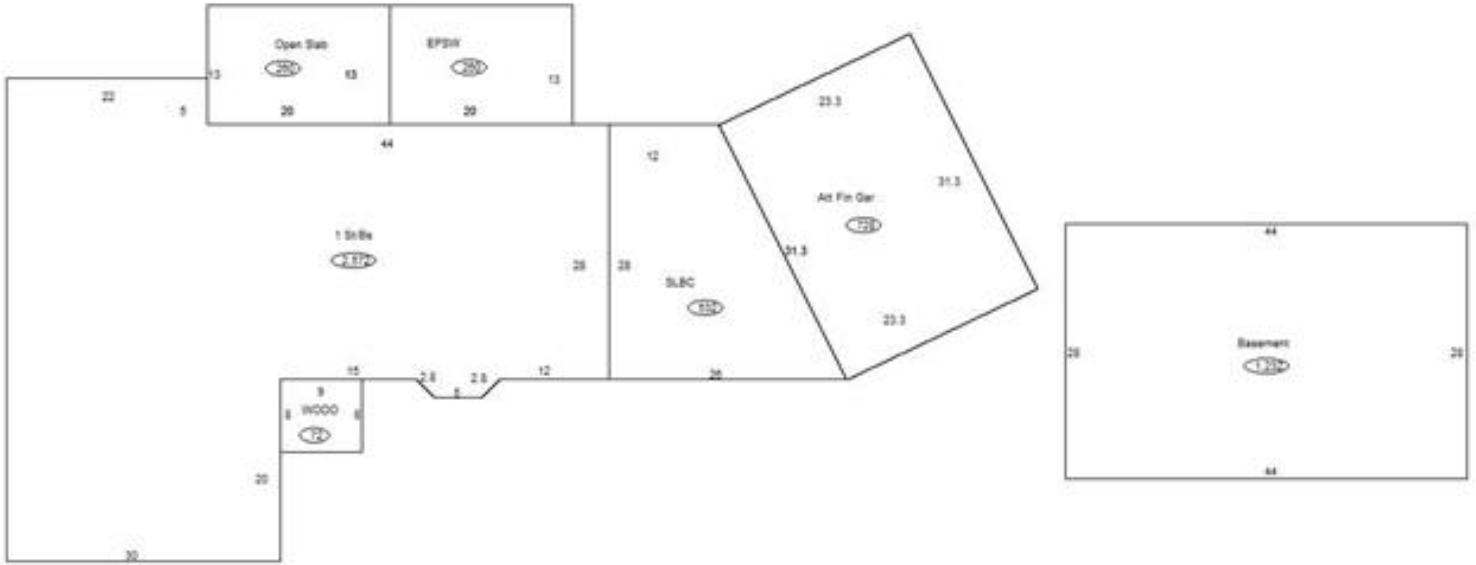
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	13	1 St/Bs	2,572	1.000	2,572
2	M	PRCH		13	SLBC	532	1.000	532
3	M	EPSW		13	EPSW	260	1.000	260
4	M	WODO		13	WODO	72	1.000	72
5	M	PATO		13	Open Slab	260	1.000	260
6	G	5		13	Att Fin Gar	728	1.000	728
7	B	2		13	Basement	1,232	1.000	1,232
Total Building Area						2,572		2,572



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PLHR	Pool House - Residential	40x12x8	Concrete	Composition Shingle	480
	Qual 3	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (88.25 x 480)		42,360	42,360	4,236	38,124
	SPLG	SWIM VINYL	40x14x0			560
	Qual 4	Cond 4	Year 2010	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (56.28 x 560)		31,517	31,517	12,607	18,910
	BNGP	BARN	28x36x8	Dirt	Formed Metal	1,008
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (21.83 x 1,008)		22,005	22,005	5,501	16,504