



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:05:07
Page 1

Assessment Data					Primary Image																																																											
Account 660107907 Parcel ID 22N17E-20-4-00000-001-0000 Cadastral ID 20-22-17-00621 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 341251 MCCLURG, JERRY & MELISSA 16548 S 4210 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16548 S 4210 RD Subdivision Lot/Block / Parcel Size 6 - Acres Sec/Twn/Rng 20 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																
Legal Description Lat/Long: 36.37191965 -95.50823238 TR DESC 2023-004317 AS BEG NE/C NE NE SE; S01.4351E 465'; S88 3948W 562'; N01.4351W 465'; N88.3948E 562' TO POB.																																																																
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>HV</td> <td>Veteran</td> <td>Yes</td> <td>999,999</td> <td>47,282</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	HV	Veteran	Yes	999,999	47,282	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>S23</td> <td>S24 SPLIT</td> <td>04/2023</td> <td>05/2023</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	S23	S24 SPLIT	04/2023	05/2023																																				
Code	Type	Active	Maximum	Exemption																																																												
HV	Veteran	Yes	999,999	47,282																																																												
Number	Description	Opened	Closed	Amount																																																												
S23	S24 SPLIT	04/2023	05/2023																																																													
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>98.320</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value</td> <td>986</td> <td>986</td> <td>11%</td> <td>108</td> <td>Assessed</td> <td>47,282 4,648.77</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>436,068</td> <td>428,857</td> <td></td> <td>47,174</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>47,282 -4,176.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>437,054</td> <td>429,843</td> <td></td> <td>47,282</td> <td>Total Taxable</td> <td>0 473.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	Remove Cap	2024	Land Value	986	986	11%	108	Assessed	47,282 4,648.77	Year Frozen		Improvements	436,068	428,857		47,174	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	47,282 -4,176.00	TIF Project ID	0	Total Value	437,054	429,843		47,282	Total Taxable	0 473.00	Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>TUCKER, KENNETH C & TRACI L</td> <td>04/05/2023</td> <td>595,000</td> <td>21</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	TUCKER, KENNETH C & TRACI L	04/05/2023	595,000	21
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax																																																								
Remove Cap	2024	Land Value	986	986	11%	108	Assessed	47,282 4,648.77																																																								
Year Frozen		Improvements	436,068	428,857		47,174	Penalty	0																																																								
Uncapped Value	0	Mobile Home	0	0		0	Exemption	47,282 -4,176.00																																																								
TIF Project ID	0	Total Value	437,054	429,843		47,282	Total Taxable	0 473.00																																																								
Bk/Pg	Grantor	Date	Price	Code																																																												
/	TUCKER, KENNETH C & TRACI L	04/05/2023	595,000	21																																																												
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660107907</td> <td>MCCLURG, JERRY & MELISSA</td> <td>94</td> <td>419,172</td> <td>45905</td> <td></td> <td>459.00</td> </tr> <tr> <td>2024</td> <td>2024-660107907</td> <td>MCCLURG, JERRY & MELISSA</td> <td>94</td> <td>405,169</td> <td>44569</td> <td></td> <td>713.00</td> </tr> <tr> <td>2023</td> <td>2023-660107907</td> <td>MCCLURG, JERRY & MELISSA</td> <td>94</td> <td>324,750</td> <td>30374</td> <td></td> <td>486.00</td> </tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660107907	MCCLURG, JERRY & MELISSA	94	419,172	45905		459.00	2024	2024-660107907	MCCLURG, JERRY & MELISSA	94	405,169	44569		713.00	2023	2023-660107907	MCCLURG, JERRY & MELISSA	94	324,750	30374		486.00																												
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-660107907	MCCLURG, JERRY & MELISSA	94	419,172	45905		459.00																																																									
2024	2024-660107907	MCCLURG, JERRY & MELISSA	94	405,169	44569		713.00																																																									
2023	2023-660107907	MCCLURG, JERRY & MELISSA	94	324,750	30374		486.00																																																									



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:05:07
Page 2

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	
Method	Square-Foot	
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	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	2,121 / 2,993
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,121
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	875 Attached Garage - Finished
Remodel	
Year/Eff Age	2011 / 11



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/12/2020

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	

Cost Approach				Manual : 01/2025			
Base Cost	96.37	Total Misc Impr	+	30,621			
Roofing Adj	+ 4.23	Garage Cost	+	49,796			
Subfloor Adj	+ -3.27	Total RCN	=	440,595			
Heat/Cool Adj	+ 16.31	Depreciation (11%)	-	48,465			
Plumbing Adj	+ 6.70	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	392,130			
Adj Base Cost	= 120.34	Lot Value	+				
Total Area	x 2,993	Indicated Value	=	392,130			
Adjusted Cost	= 360,178	Value Per SqFt		131.02			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	392,130		
Lot Value			
Indicated Value	392,130	131.02	Per SqFt
Agland Value	986		
Site Improvements	43,938		
Total Value	437,054	146.03	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	107918		473	473	31.40		14,852
PRCH	SLAB PORCH - COVERED	107919		38x7	266	32.05		8,525



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

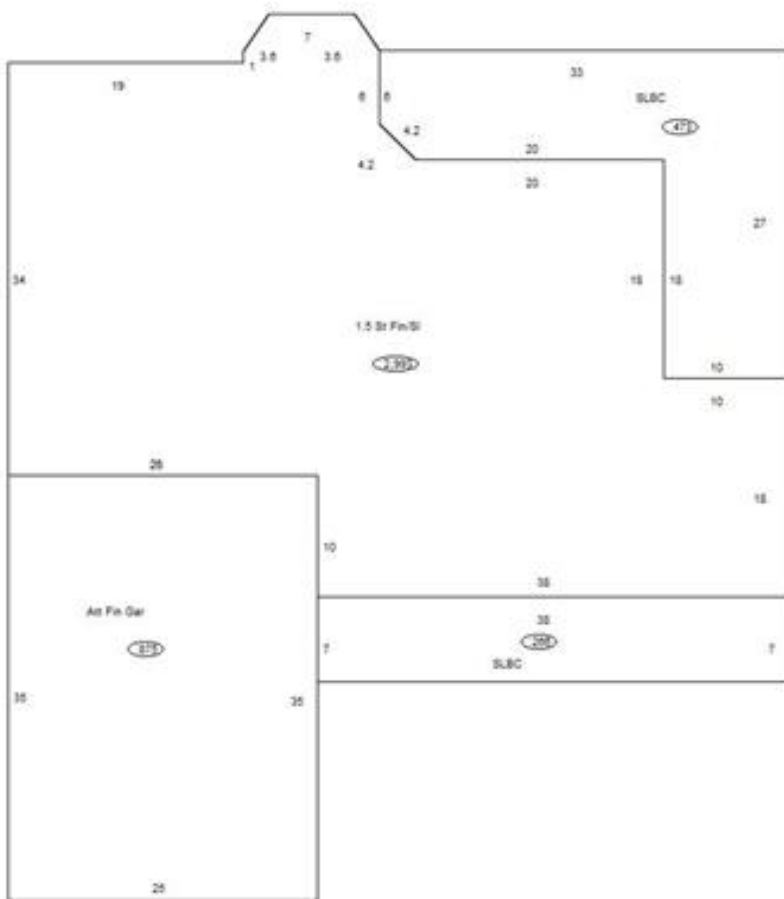
Date 04/18/2026

Time 11:05:07

Page 3

Sketch Image

660107907



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,121	1.411	2,993
2	G	5		10	Att Fin Gar	875	1.000	875
3	U	^UL	Overhang	10	Upper Level	872	1.000	872
4	M	PRCH		10	SLBC	473	1.000	473
5	M	PRCH		10	SLBC	266	1.000	266
Total Building Area						2,121		2,993



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 11:05:07
 Page 4

660107907

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	40x40x0	Base		1,600	
	Qual	Cond	Year	2013	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (22.57 x 1,600)	36,112		36,112	1,806	34,306
	LNT0	Lean-To	40x15x0	Base		600	
	Qual	Cond	Year	2013	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (8.45 x 600)	5,070		5,070	254	4,816
	LNT0	Lean-To	40x15x0	Base		600	
	Qual	Cond	Year	2013	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (8.45 x 600)	5,070		5,070	254	4,816



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:05:07
Page 5

Agland Inventory

660107907

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			.383	92	92	35	35
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			1.000	108	108	108	108
TMBR Totals						1.383			143	143
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			2.774	192	192	533	533
NTV PST Totals						2.774			533	533
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			1.844	168	168	310	310
IMP PST Totals						1.844			310	310
Total Agland						6.000			986	986