



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	660108248				<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-17\IMG_001: 9/18/2020</p>				
Parcel ID	23N17E-19-1-00000-001-0000								
Cadastral ID	19-23-17-01140								
Property Type	REAL - Real Property								
Property Class	RA	VI Area 2							
Tax Area	70 - FOYIL RURAL/FOYIL FIRE								
Name ID	342119								
BEATTY, DEREK									
16762 E 380 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	16762 E 380 RD								
Subdivision									
Lot/Block	/	Parcel Size	5.14 - Acres						
Sec/Twn/Rng	19 / 23 / 17 / 1								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S007 - FOYIL SCHOOLS								
Legal Description Lat/Long: 36.46387950 -95.53271923									
TR DESC 2023-008656 AS COMM NW/C NW NE; S01.5252E 860.22'; N88.4941E 215.27' TO POB; S015252E 460.224'; N88.5031E 486.45'; N01.5053W 460.35'; S88.4941W 486.71' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
S23	S24 SPLIT. SFR MOVED HERE FROM I	07/2023	10/2023						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
H	Homestead	No	1,000						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	STANBRO, BILLY JOE &	06/28/2023	400,000	21					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax	
Remove Cap	2024	Land Value	827	827	11%	Assessed	25,132	2,554.92	
Year Frozen		Improvements	227,643	227,643		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-89.00	
TIF Project ID	0	Total Value	228,470	228,470		Total Taxable	24,132	2,466.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108248	BEATTY, DEREK	70	221,851	1000	23,404	2,392.00		
2024	2024-660108248	BEATTY, DEREK	70	238,034	0	26,184	2,730.00		
2023	2023-660108248	BEATTY, DEREK	70	216,584	1000	17,604	1,849.00		



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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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	



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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	20% Masonry, Brick/Stone 80% Frame, Siding, Me
Base/Total Area	1,800 / 1,996
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	676 Attached Garage - Finished
Remodel	
Year/Eff Age	2008 / 14

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	87.66	Total Misc Impr	+ 14,485
Roofing Adj	+ 4.04	Garage Cost	+ 25,472
Subfloor Adj	+ 0.00	Total RCN	= 258,379
Heat/Cool Adj	+ 12.64	Depreciation (14%)	- 36,173
Plumbing Adj	+ 5.09	Lump Sums	+ 5,437
Basement Adj	+ 0.00	RCNLD	= 227,643
Adj Base Cost	= 109.43	Lot Value	+ 114.05
Total Area	x 1,996	Indicated Value	= 227,643
Adjusted Cost	= 218,422	Value Per SqFt	114.05

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	227,643		
Lot Value			
Indicated Value	227,643	114.05	Per SqFt
Agland Value	827		
Site Improvements			
Total Value	228,470	114.46	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	42964	13x6		78	26.68		2,081
PRCH	SLAB PORCH - COVERED	42965	26x10		260	26.11		6,789
WODO	WOOD DECK - OPEN	42966	40x8		320	16.99		5,437



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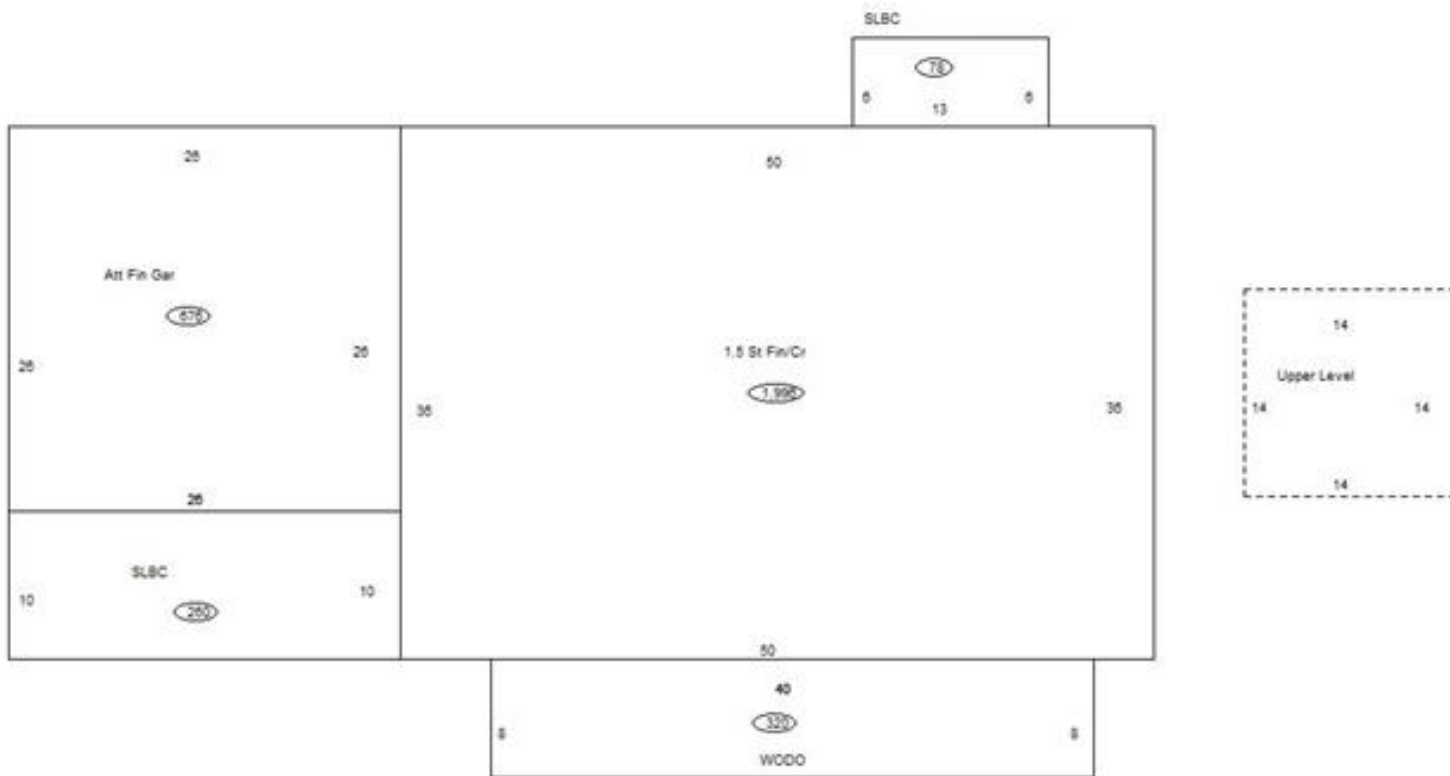
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,800	1.109	1,996
2	U	^UL	Overhang	10	Upper Level	196	1.000	196
3	G	5		10	Att Fin Gar	676	1.000	676
4	M	PRCH		10	SLBC	78	1.000	78
5	M	PRCH		10	SLBC	260	1.000	260
6	M	WODO		10	WODO	320	1.000	320
Total Building Area						1,800		1,996



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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
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			5.140	161	161	827	827
NTV PST Totals						5.140			827	827
Total Agland						5.140			827	827