




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 660001626 Parcel ID 22N16E-02-3-00000-000-0000 Cadastral ID 02-22-16-01000 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 13 - FOYIL/ NW FIRE Name ID 310265 HINDENBURG, KORY J & PATRICIA J A 14061 S 4170 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14061 S 4170 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 2 / 22 / 16 / 3 Neighborhood 6040 - UNPLATTED School District S007 - FOYIL SCHOOLS					 <p>\\tsclient\C\Users\rln\Pictures\2019-01-15\IMG_0029.JPG 1/17/2019</p>																																																																																																																				
Legal Description Lat/Long: 36.40973066 -95.57685601																																																																																																																									
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Lot Data	Square-Foot - NBHD 6040 #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	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,608 / 1,608
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,608
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 41



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	109.94	Total Misc Impr	+ 22,181				
Roofing Adj	+ 4.80	Garage Cost	+ 234,807				
Subfloor Adj	+ -2.31	Total RCN	= 110,359				
Heat/Cool Adj	+ 12.64	Depreciation (47%)	- 6,129				
Plumbing Adj	+ 7.16	Lump Sums	= 130,577				
Basement Adj	+ 0.00	RCNLD	+ 130,577				
Adj Base Cost	= 132.23	Lot Value	+ 130,577				
Total Area	x 1,608	Indicated Value	= 130,577				
Adjusted Cost	= 212,626	Value Per SqFt	81.20				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	130,577		
Lot Value			
Indicated Value	130,577	81.20	Per SqFt
Agland Value	2,448		
Site Improvements	54,957		
Total Value	187,982	116.90	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	4412	20x5		100	26.62		2,662
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	4413	24x12		288	28.78		8,289
WODO	WOOD DECK - OPEN	4414	384		384	16.98	6%	6,129
FPR1	Fireplace - Residential 1 Story			1	1	5,615.40		5,615



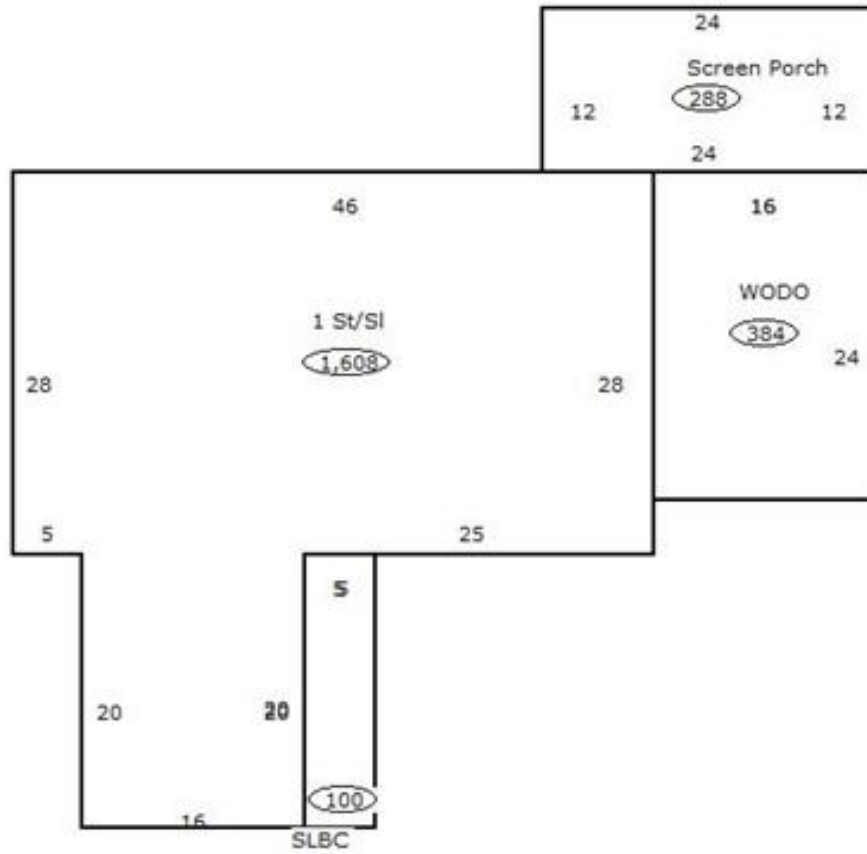
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,608	1.000	1,608
2	M	PRCH		13	SLBC	100	1.000	100
3	M	EPKS		13	Screen Porch	288	1.000	288
4	M	WODO		13	WODO	384	1.000	384
Total Building Area						1,608		1,608



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			1,616	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (9.64 x 1,616)		15,578		15,578	7,789	7,789
	UTIL	SHOP BUILDING	0x0x0			1,800	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (28.75 x 1,800)		51,750		51,750	20,700	31,050
	GRDT	GARAGE - DETACHED	0x0x0			500	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (29.13 x 500)		14,565		14,565	4,370	10,195
	CPDT	CARPORT - DETACHED	25x26x0			650	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (12.15 x 650)		7,898		7,898	1,975	5,923



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			20.000	122	122	2,448	2,448
NTV PST Totals						20.000			2,448	2,448
Total Agland						20.000			2,448	2,448