



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:31:36
Page 1

Assessment Data					Primary Image																																																																																																											
Account 660001648 Parcel ID 22N17E-02-3-00000-000-0000 Cadastral ID 02-22-17-01700 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 302866 BUMP, BRENT & LEIGH ANN 13773 S 4230 RD CLAREMORE OK 74017-0415 Parcel Location Situs 13773 S 4230 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 2 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																
Legal Description Lat/Long: 36.41159292 -95.47040769																																																																																																																
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Date 04/18/2026
 Time 05:31:36
 Page 2

Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 10 Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 439,572.00 x .30 = 131,673 Factor Value Adjustments 1.0000 Lot Value 131,673		 <p>\\tsclient\C\TOMS PC PICS\2016-07-26 07-26-2016\07-26-2016 03 7/27/2016</p>

Residential Data	
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	800 / 800
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	800
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	1,600 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

Cost Approach				Manual : 01/2025			
Base Cost	100.93	Total Misc Impr	+	6,750			
Roofing Adj	+ 5.32	Garage Cost	+	34,896			
Subfloor Adj	+ 0.00	Total RCN	=	139,902			
Heat/Cool Adj	+ 10.30	Depreciation (14%)	-	19,586			
Plumbing Adj	+ 6.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	120,316			
Adj Base Cost	= 122.82	Lot Value	+	131,673			
Total Area	x 800	Indicated Value	=	251,989			
Adjusted Cost	= 98,256	Value Per SqFt		314.99			

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	287,274 359.09 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	120,316
Lot Value	131,673
Indicated Value	251,989 314.99 Per SqFt
Agland Value	
Site Improvements	40,824
Total Value	292,813 366.02 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	148141	300		300	22.50		6,750



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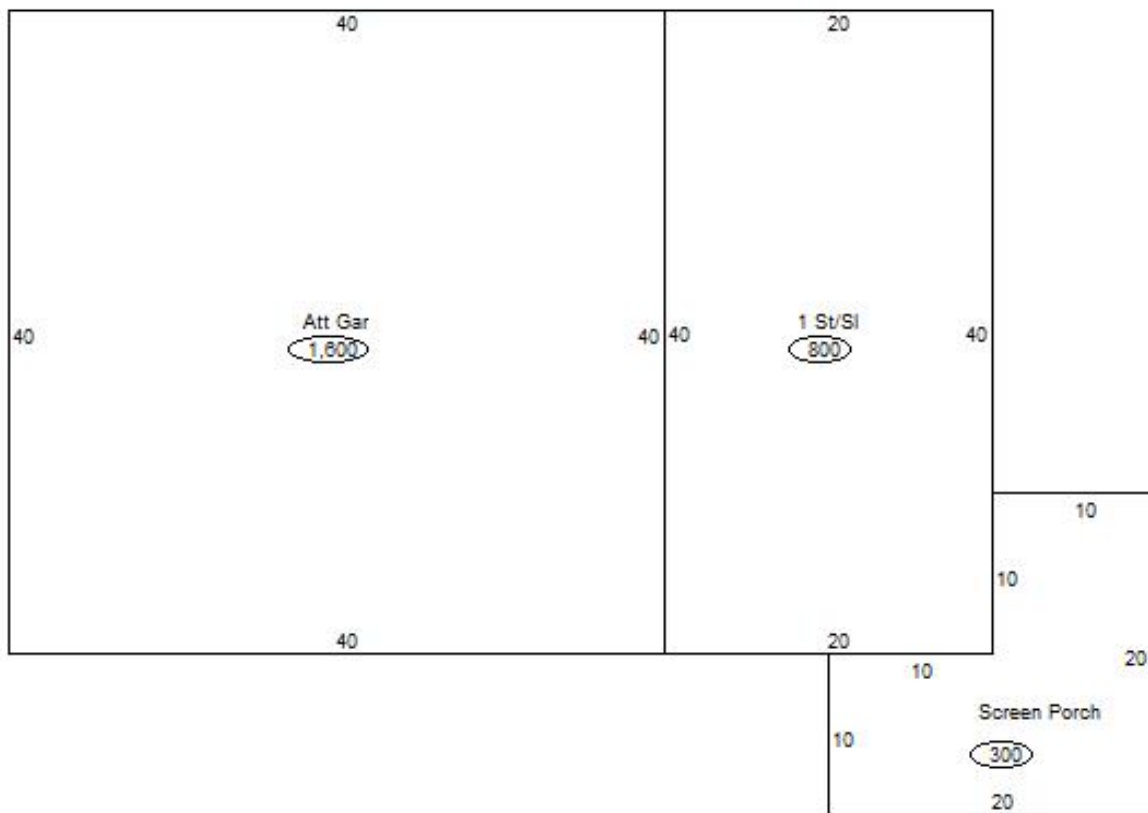
Date 04/18/2026

Time 05:31:36

Page 3

Sketch Image

660001648



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	800	1.000	800
2	M	EPKS		13	Screen Porch	300	1.000	300
3	G	1		13	Att Gar	1,600	1.000	1,600
Total Building Area						800		800



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Time 05:31:36
Page 4

660001648

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,600
	Qual 2	Cond 3	Year 2011	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
Base Cost (28.35 x 1,600)		45,360	45,360	4,536	40,824	



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Date 04/18/2026
 Time 05:31:37
 Page 5

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Metal 20% Frame, Stucco
Base/Total Area	1,514 / 2,796
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	1,514 Total
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	429,684	153.68	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	101.46	Total Misc Impr	+	14,476			
Roofing Adj	+ 4.35	Garage Cost	+	28,886			
Subfloor Adj	+ 0.00	Total RCN	=	459,015			
Heat/Cool Adj	+ 17.38	Depreciation (8%)	-	36,721			
Plumbing Adj	+ 9.61	Lump Sums	+	5,361			
Basement Adj	+ 15.86	RCNLD	=	427,655			
Adj Base Cost	= 148.66	Lot Value	+				
Total Area	x 2,796	Indicated Value	=	427,655			
Adjusted Cost	= 415,653	Value Per SqFt		152.95			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	427,655		
Lot Value			
Indicated Value	427,655	152.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	427,655	152.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	122538	18x12		216	35.59		7,687
PRCH	Porch	122539	190		190	35.73		6,789
BALW	Balcony - Wood	163170	18x8		144	37.23		5,361



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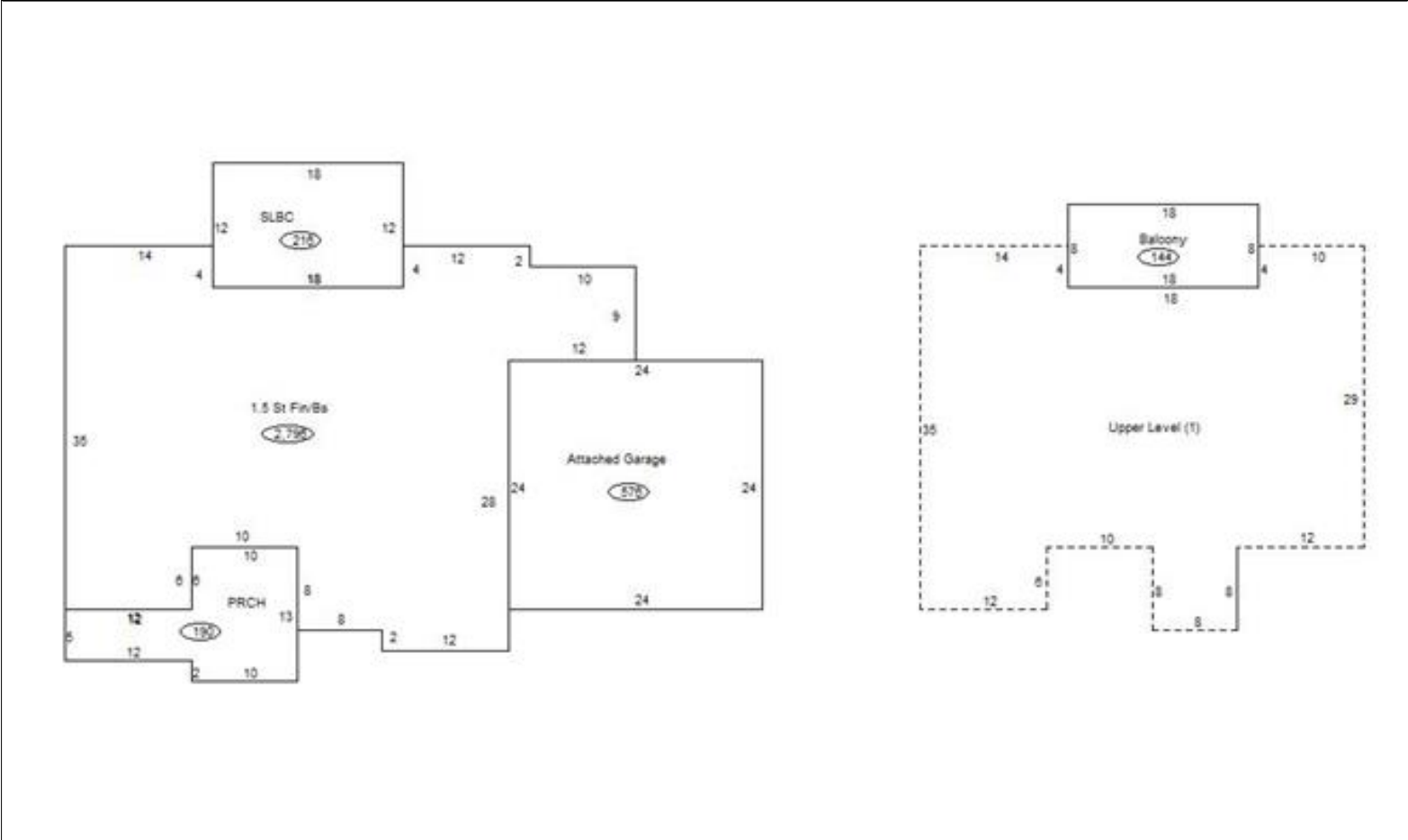
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Page 6

Sketch Image

660001648



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1	R	5	Basement	13	1.5 St Fin/Bs	1,514	1.847	2,796
2	U	^UL		13	Upper Level (1)	1,282	1.000	1,282
3	G	1		13	Attached Garage	576	1.000	576
4	M	PRCH		13	SLBC	216	1.000	216
5	M	PRCH		13	PRCH	190	1.000	190
6	M	BALW		13	Balcony	144	1.000	144
Total Building Area						1,514		2,796