



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 660001649 Parcel ID 22N17E-02-3-00000-000-0000 Cadastral ID 02-22-17-01800 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 323179 PARRISH, JACK C & MAGGIE 13891 S 4230 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13891 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																																																																																																																
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 10 Non-Ag Acres 9.9373 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 432,867.00 x .30 = 129,997 Factor Value Adjustments 1.0000 Lot Value 129,997		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	3,739 / 3,739
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,739
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 5.0 /
Basement Area	
Garage Type	792 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	466,032	124.64	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	109.23	Total Misc Impr	+	20,720			
Roofing Adj	+ 5.50	Garage Cost	+	35,973			
Subfloor Adj	+ -4.29	Total RCN	=	569,572			
Heat/Cool Adj	+ 16.31	Depreciation (43%)	-	244,916			
Plumbing Adj	+ 10.42	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	324,656			
Adj Base Cost	= 137.17	Lot Value	+	129,997			
Total Area	x 3,739	Indicated Value	=	454,653			
Adjusted Cost	= 512,879	Value Per SqFt		121.60			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	324,656		
Lot Value	129,997		
Indicated Value	454,653	121.60	Per SqFt
Agland Value			
Site Improvements	2,469		
Total Value	457,122	122.26	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	4455	18x5		90	32.91		2,962
PRCH	SLAB PORCH - COVERED	4456	192		192	32.30		6,202
PATO	SLAB PORCH - OPEN	4457	400		400	10.78		4,312



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x8	Plank	Composition Shingle	192
	Qual	3	Cond	3	Year	2010
				Eff Age	12	

Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (23.81 x 192)	4,572		4,572	2,103
				2,469