



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:12:14
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Assessment Data					Primary Image																																																																																																																				
Account 660001658 Parcel ID 22N17E-02-4-00000-000-0000 Cadastral ID 02-22-17-02700 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 256524 CLINTON, LAUREN W & PATRICIA C TRUSTEES BLESSED HORSE RANCH TRUST 13851 S 4239 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 13851 S 4239 RD Subdivision Lot/Block / Parcel Size 3.43 - Acres Sec/Twn/Rng 2 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41183904 -95.45528746 W2 E2 SE SE LESS S 868' THEREOF.					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>R8</td> <td>R8-POSS MHLL TO CHILDERS</td> <td>07/2007</td> <td>10/2007</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R8	R8-POSS MHLL TO CHILDERS	07/2007	10/2007																																																																																																							
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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		0					
			0					
Method	Square-Foot							
Base Lot Value	149,410.00 x .40 = 59,133							
Factor Value								
Adjustments	1.0000							
Lot Value	59,133							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adjusted R				
Base/Total Area	/			Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	1 Res			
Roof Cover				Adjustment Model	A2 AO Test			
Area on Slab				Comparables				
Fixture/RghIn	/			Indicated Value				
Bed/F/H Bath	/ /			Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	59,133			
Year/Eff Age	/			Indicated Value	59,133	0.00	Per SqFt	
				Agland Value				
				Site Improvements	16,164			
				Total Value	75,297	0.00	Total Value Per SqFt	
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 59,133					
Total Area	x	Indicated Value	= 59,133					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS SHED		10x16x8	Plank	Formed Metal	160
	Qual 4	Cond 3	Year 2023	Eff Age 2		
	Valuation Summary Base Cost (26.53 x 160) 4,245		Modifier Total	RCN 4,245	Depr (100% Phys/ % Func) 4,245	RCNLD
	PCPT Carport - Portable		18x20x8	Gravel	Formed Metal	360
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary Base Cost (4.61 x 360) 1,660		Modifier Total	RCN 1,660	Depr (53% Phys/ % Func) 880	RCNLD 780
	UTIL UTILITY		30x30x8	Concrete	Composition Shingle	900
	Qual 4	Cond 2.5	Year 2000	Eff Age 23		
	Valuation Summary Base Cost (35.61 x 900) 32,049		Modifier Total	RCN 32,049	Depr (52% Phys/ % Func) 16,665	RCNLD 15,384



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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	6 Mobile Home 76 x 30
Condition	4 - Good
Quality	4 - Good
Architecture	1DW EXCP DWIDE MH
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,280 / 2,280
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2007 / 11

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/23/2020

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	67.83	Total Misc Impr	+	0	
Roofing Adj	+ 3.34	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	183,152	
Heat/Cool Adj	+ 2.66	Depreciation (40%)	-	73,261	
Plumbing Adj	+ 6.50	Lump Sums	+	3,718	
Basement Adj	+ 0.00	RCNLD	=	113,609	
Adj Base Cost	= 80.33	Lot Value	+		
Total Area	x 2,280	Indicated Value	=	113,609	
Adjusted Cost	= 183,152	Value Per SqFt		49.83	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,609		
Lot Value			
Indicated Value	113,609	49.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	113,609	49.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	163320	14x8		112	33.20		3,718



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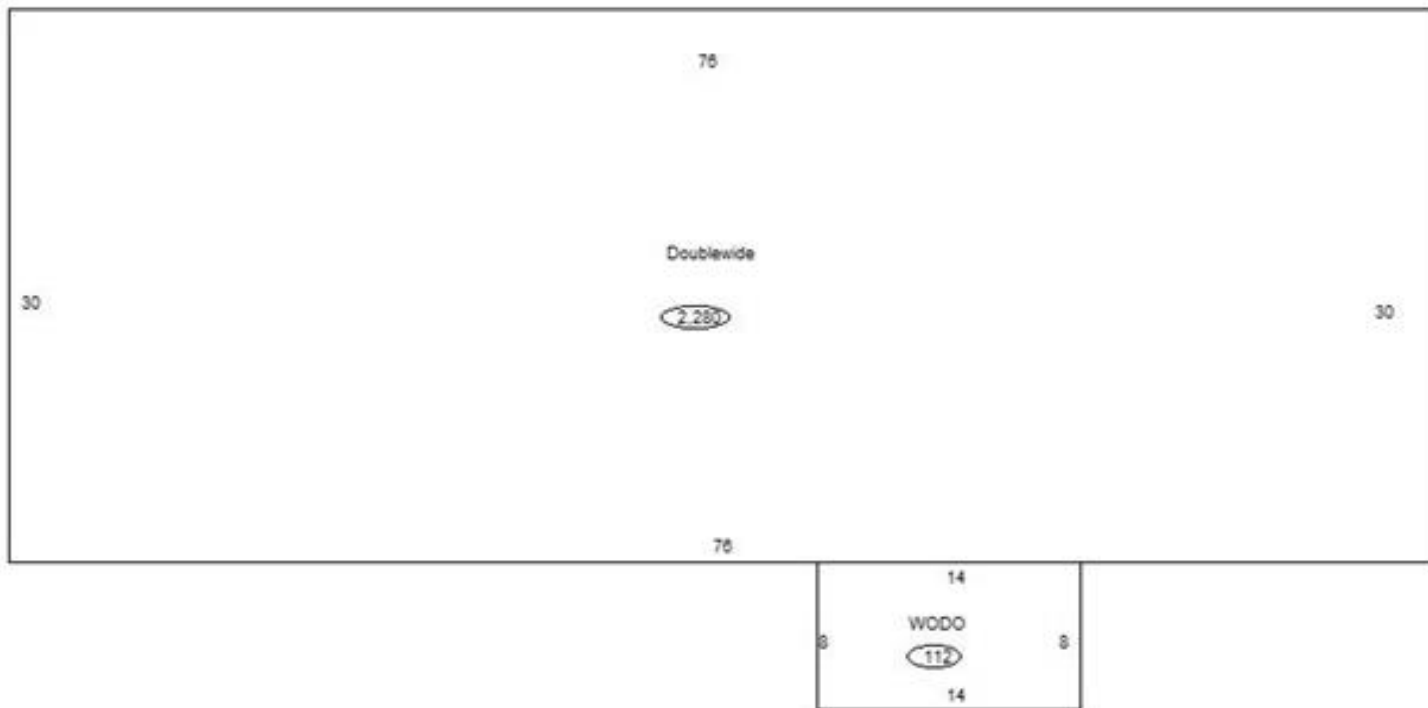
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Doublewide	2,280	1.000	2,280
2	M	WODO		10	WODO	112	1.000	112
Total Building Area						2,280		2,280