



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:43:18  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660001659 <b>Parcel ID</b> 22N17E-02-4-00000-000-0000 <b>Cadastral ID</b> 02-22-17-02800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 286760 WOOD, DENNIS W &  KENDI 13911 S 4239 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 13911 S 4239 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 8.35 - Acres <b>Sec/Twn/Rng</b> 2 / 22 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.41043077 -95.45474465																																																																																																																									
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Units Buildable - 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	



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,200
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35

### 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	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	74,437		
Lot Value			
Indicated Value	74,437	62.03	Per SqFt
Agland Value	701		
Site Improvements	32,345		
Total Value	107,483	89.57	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	89.26	Total Misc Impr	+	3,326
Roofing Adj	+ 4.73	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	137,846
Heat/Cool Adj	+ 10.30	Depreciation ( 46%)	-	63,409
Plumbing Adj	+ 7.81	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	74,437
Adj Base Cost	= 112.10	Lot Value	+	
Total Area	x 1,200	Indicated Value	=	74,437
Adjusted Cost	= 134,520	Value Per SqFt		62.03

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	130067	20x8		160	20.79		3,326



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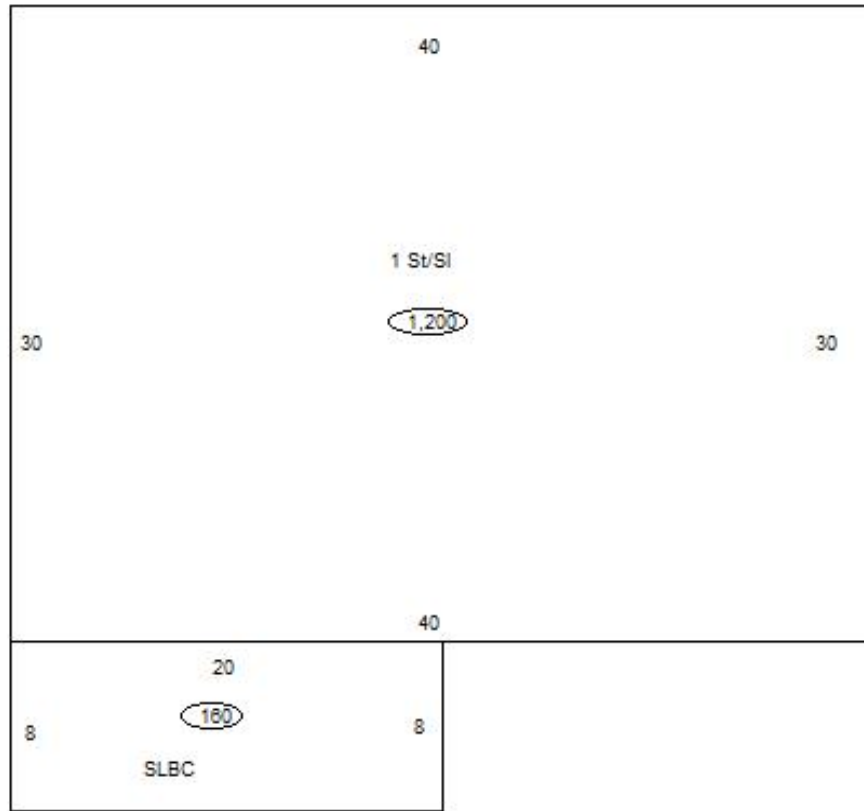
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### Sketch Image

660001659



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,200	1.000	1,200
2	M	PRCH		10	SLBC	160	1.000	160
<b>Total Building Area</b>						1,200		1,200



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	32x40x8	Concrete	Formed Metal	1,280
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>
Base Cost (30.37 x 1,280)		38,874		38,874	19,048	19,826
	BNGP	BARN	36x30x12	Dirt	Formed Metal	1,080
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>
Base Cost (22.73 x 1,080)		24,548		24,548	12,029	12,519



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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
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			8.350	84	84	701	701
<b>NTV PST Totals</b>						8.350			701	701
<b>Total Agland</b>						8.350			701	701