



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:18:00
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Assessment Data					Primary Image																																																																																																																				
Account 660001660 Parcel ID 22N17E-02-4-00000-000-0000 Cadastral ID 02-22-17-02900 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 86654 NICKERSON, SUZANNA 13801 S 4239 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13801 S 4239 RD Subdivision Lot/Block / Parcel Size 3.42 - Acres Sec/Twn/Rng 2 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41183903 -95.45417031																																																																																																																									
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-NICKERSON OWNS `07 DWIDE</td> <td>07/2007</td> <td>11/2007</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R8	R8-NICKERSON OWNS `07 DWIDE	07/2007	11/2007																																																																																																							
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	3.42	
Non-Ag Acres	3.4164	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	148,820.00 x .40 = 58,985	
Factor Value		
Adjustments	1.0000	
Lot Value	58,985	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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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	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
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	=				
Adj Base Cost	= 0.00	Lot Value	+	58,985			
Total Area	x	Indicated Value	=	58,985			
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	58,985		
Indicated Value	58,985	0.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	58,985	0.00	Total Value Per SqFt

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		8x10x8	Plank	Formed Metal	80
	Qual 2	Cond 2	Year 2000	Eff Age 26		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (24.71 x 80)		1,977		1,977	1,977	
SHDS Shed - Small			10x8x8	Concrete	Composition Shingle	80
Qual 3	Cond 2	Year 2000	Eff Age 26			
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (28.49 x 80)		2,279		2,279	2,279	



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Lot Data	
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 60 x 31
Condition	4 - Good
Quality	4.5 - Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,860 / 1,860
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

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	41.34	Total Misc Impr	+	0	
Roofing Adj	+ 3.75	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	106,132	
Heat/Cool Adj	+ 3.47	Depreciation (40%)	-	42,453	
Plumbing Adj	+ 8.50	Lump Sums	+	7,624	
Basement Adj	+ 0.00	RCNLD	=	71,303	
Adj Base Cost	= 57.06	Lot Value	+		
Total Area	x 1,860	Indicated Value	=	71,303	
Adjusted Cost	= 106,132	Value Per SqFt		38.33	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	71,303		
Lot Value			
Indicated Value	71,303	38.33	Per SqFt
Agland Value			
Site Improvements			
Total Value	71,303	38.33	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	163311	16x8		128	59.56		7,624
WODO	Wood Deck - Open	163312	10x8		80	37.27	100%	



Rogers

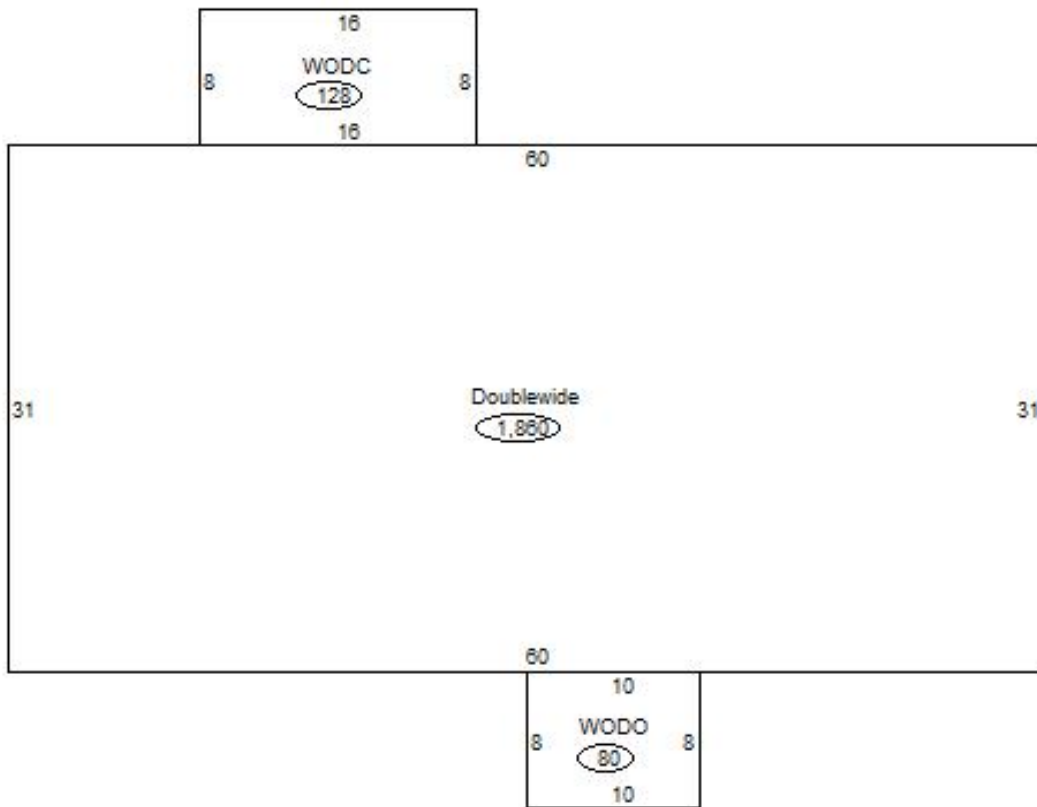
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Doublewide	1,860	1.000	1,860
2	M	WODC		13	WODC	128	1.000	128
3	M	WODO		13	WODO	80	1.000	80
Total Building Area						1,860		1,860