



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:18:06
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Assessment Data					Primary Image																																																																																																																				
Account 660001680 Parcel ID 23N16E-02-1-00000-000-0000 Cadastral ID 02-23-16-01010 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 339016 HELM, TANNER J F & KATIE J 7461 S 4175 RD CLAREMORE OK 74017-0000 Parcel Location Situs 07461 S 4175 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 2 / 23 / 16 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.50471584 -95.56821600 N 220' W2 W2 SE SW NE & N 220' E2 SW SW NE LESS W 25' FOR RD																																																																																																																									
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.4492 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 106,686.00 x .32 = 34,311 Factor Value Adjustments 1.6334 Lot Value 56,045		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0045 (3).JPG 1/5/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 160,279 143.11 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	104.14	Total Misc Impr	+ 1,135	Roofing Adj	+ 4.48	Garage Cost	+ 18,808
Subfloor Adj	+ 1.18	Total RCN	= 154,500	Heat/Cool Adj	+ 5.46	Depreciation (34%)	- 52,530
Plumbing Adj	+ 4.88	Lump Sums	+ 1,599	Basement Adj	+ 0.00	RCNLD	= 103,569
Adj Base Cost	= 120.14	Lot Value	+ 56,045	Total Area	x 1,120	Indicated Value	= 159,614
		Value Per SqFt	142.51	Adjusted Cost	= 134,557		

Value Reconciliation
Selected Approach Cost Approach Improvements 103,569 Lot Value 56,045 Indicated Value 159,614 142.51 Per SqFt Agland Value Site Improvements Total Value 159,614 142.51 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4503	8x6		48	23.64		1,135
WODO	WOOD DECK - OPEN	4505	16x12		192	20.82	60%	1,599



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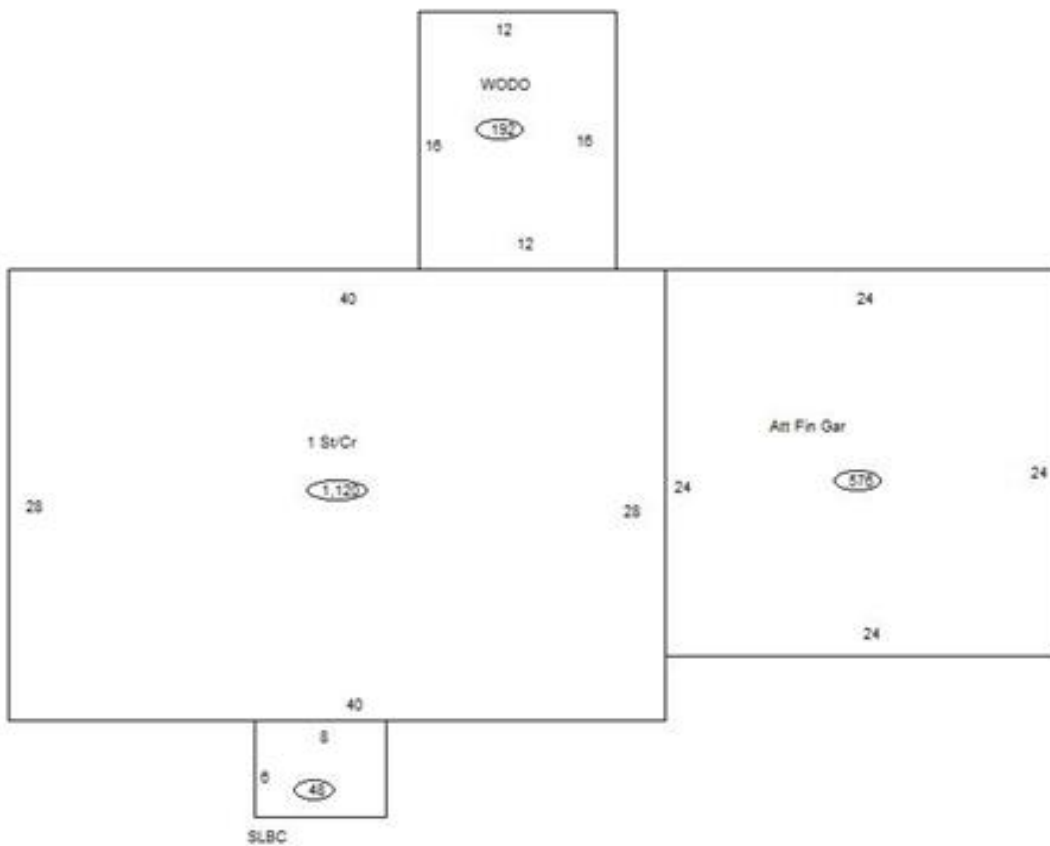
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Sketch Image

660001680



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,120	1.000	1,120
2	M	PRCH		10	SLBC	48	1.000	48
3	G	5		10	Att Fin Gar	576	1.000	576
4	M	WODO		10	WODO	192	1.000	192
Total Building Area						1,120		1,120