



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 660001681 Parcel ID 23N16E-02-1-00000-000-0000 Cadastral ID 02-23-16-01100 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 301302 FIELDS, WILLIAM & DONNA M 7551 S 4175 RD CLAREMORE OK 74017-0000 Parcel Location Situs 07551 S 4175 RD Subdivision Lot/Block / Parcel Size 4.57 - Acres Sec/Twn/Rng 2 / 23 / 16 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0042 (4).JPG 1/5/2021</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 4.9761 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 216,757.00 x .25 = 54,945 Factor Value Adjustments 1.0000 Lot Value 54,945		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0042 (4).JPG 1/5/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,224 / 1,728
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,224
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1998 / 21

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 189,223 109.50 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	86.05	Total Misc Impr	+ 12,876	Roofing Adj	+ 3.39	Garage Cost	+ 0
Subfloor Adj	+ -1.60	Total RCN	= 192,104	Heat/Cool Adj	+ 12.39	Depreciation (25%)	- 48,026
Plumbing Adj	+ 3.49	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 144,078
Adj Base Cost	= 103.72	Lot Value	+ 54,945	Total Area	x 1,728	Indicated Value	= 199,023
		Value Per SqFt	115.18	Adjusted Cost	= 179,228		

Value Reconciliation
Selected Approach Cost Approach Improvements 144,078 Lot Value 54,945 Indicated Value 199,023 115.18 Per SqFt Agland Value Site Improvements 16,086 Total Value 215,109 124.48 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	5,503.09		5,503
PRCH	SLAB PORCH - COVERED	4507	34x8		272	25.56		6,952
PRCH	SLAB PORCH - COVERED	4508	4x4		16	26.34		421



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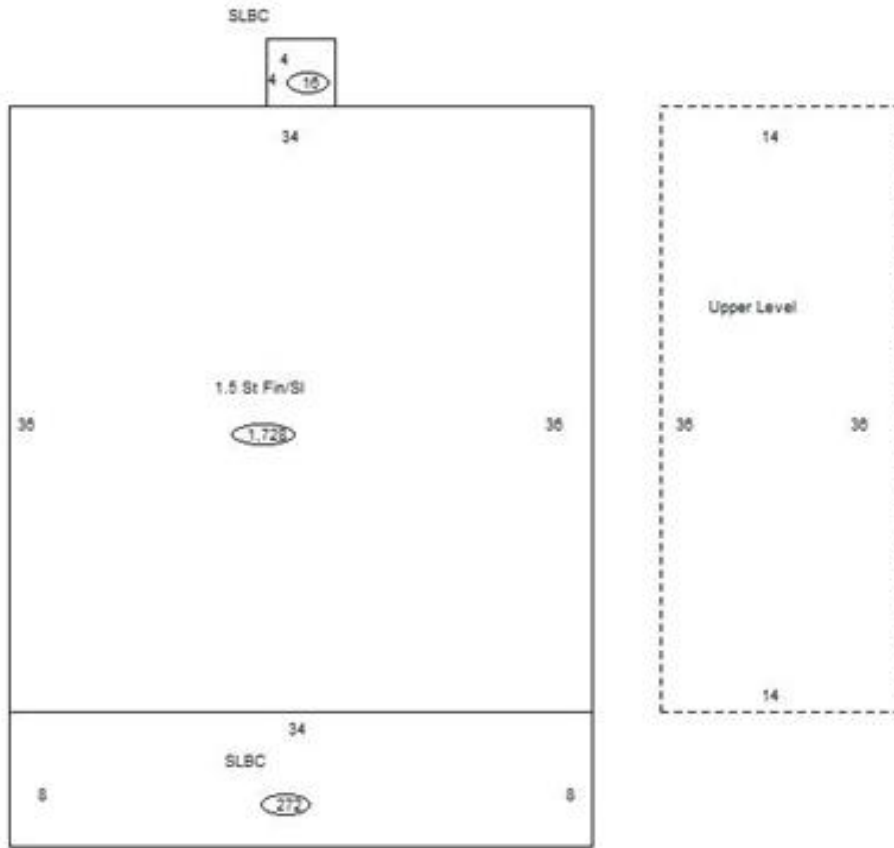
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Sketch Image

660001681



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,224	1.412	1,728
2	M	PRCH		10	SLBC	272	1.000	272
3	M	PRCH		10	SLBC	16	1.000	16
4	U	^UL	Overhang	10	Upper Level	504	1.000	504
Total Building Area						1,224		1,728



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x10	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.95 x 360)	1,782		1,782	1,782
	SHDS	Shed - Small	8x10x8	Dirt	Formed Metal	80
	Qual	2	Cond 2	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (19.83 x 80)	1,586		1,586	1,586
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.61 x 360)	1,660		1,660	1,660
	LOAF	Loafing Shed	10x24x8	Dirt	Formed Metal	240
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (6.82 x 240)	1,637		1,637	753
						884
	UTIL	SHOP BUILDING	20x36x8	Concrete	Formed Metal	720
	Qual	2	Cond 3	Year 2008	Eff Age 14	
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	RCNLD
		Base Cost (30.60 x 720)	22,032		22,032	6,830
						15,202