




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 05:25:30  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002435 <b>Parcel ID</b> 21N17E-03-1-00000-000-0000 <b>Cadastral ID</b> 03-21-17-00140 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 333421 WINSLOW, THOMAS & KANDY  13225 S 4200 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 19232 S 4230 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.03 - Acres <b>Sec/Twn/Rng</b> 3 / 21 / 17 / 1 <b>Neighborhood</b> 2117 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					 <p>660002435 06/10/25</p> <p>660002435_004.JPG 6/24/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.33252727 -95.47179955 N 166.17' OF E 270' OF NE/4 SE/4 NE/4.																																																																																																																									
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Lot Data		Square-Foot - NBHD 2117 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0.8731							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	38,033.00 x .58 = 22,059							
Factor Value				660002435_004.JPG	6/24/2025			
Adjustments	1.0000			<b>GRM Approach</b>				
Lot Value	22,059			GRM Code				
<b>Residential Data</b>				Gross Rent 0.00				
Type				Indicated Value				
Condition	-			<b>Multiple Regression</b>				
Quality	-			MRA Code				
Architecture				Adusted R				
Style				Indicated Value				
Exterior Wall				<b>Direct Comparables</b>				
Base/Total Area /				Selection Model 1 Res				
Style				Adjustment Model A2 AO Test				
HVAC				Comparables				
Roof Cover				Indicated Value				
Area on Slab				<b>Value Reconciliation</b>				
Fixture/RghIn /				Selected Approach Cost Approach				
Bed/F/H Bath / /				Improvements				
Basement Area				Lot Value 22,059				
Garage Type				Indicated Value 22,059 0.00 Per SqFt				
Remodel				Agland Value				
Year/Eff Age /				Site Improvements 2,975				
<b>Cost Approach</b>				Total Value 25,034 0.00 Total Value Per SqFt				
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	+ 22,059					
Total Area	x	Indicated Value	= 22,059					
Adjusted Cost	= 0	Value Per SqFt	0.00					
<b>Miscellaneous Improvements</b>								
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	
	BARN	BARN	0x0x0			1,160	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (10.26 x 1,160)		11,902	<b>Modifier Total</b>		<b>RCN</b> 11,902	<b>Depr (75% Phys/ % Func)</b> 8,927
	CP	Carport Dirt	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (3.50 x )			<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b> <b>RCNLD</b>



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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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-3- 3/2/2021

Residential Data	
Type	6 Mobile Home 45 x 28
Condition	4 - Good
Quality	4 - Good
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,260 / 1,260
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1998 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	169,604	134.61	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	41.82	Total Misc Impr	+		0
Roofing Adj	+ 3.78	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=		83,500
Heat/Cool Adj	+ 4.79	Depreciation ( 48%)	-		40,080
Plumbing Adj	+ 15.88	Lump Sums	+		0
Basement Adj	+ 0.00	RCNLD	=		43,420
Adj Base Cost	= 66.27	Lot Value	+		
Total Area	x 1,260	Indicated Value	=		43,420
Adjusted Cost	= 83,500	Value Per SqFt			34.46

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	43,420		
Lot Value			
Indicated Value	43,420	34.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	43,420	34.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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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	1,260	1.000	1,260
<b>Total Building Area</b>						1,260		1,260