



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 08:15:00
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Assessment Data					Primary Image																																																																																																																				
Account 660002482 Parcel ID 22N16E-03-4-00000-000-0000 Cadastral ID 03-22-16-00900 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 258302 LUNSFORD, ERIC GORDON 13700 E 4170 RD CLAREMORE OK 74017-1170 Parcel Location Situs 13700 S 4170 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 3 / 22 / 16 / 4 Neighborhood 6040 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p style="text-align: right; color: orange;">10/28/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-10-28\IMG_001 10/28/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.41520429 -95.58132095																																																																																																																									
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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Units-Buildable - UNPLATTED (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\T\LOGAN\LOGAN RESIDENTIAL VI\2022-10-28\IMG_001 10/28/2022

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	/

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	+				
Total Area	x	Indicated Value	=				
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value			
Indicated Value		0.00	Per SqFt
Agland Value	2,321		
Site Improvements	47,339		
Total Value	49,660	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
	CP	Carport Dirt	22x24x0			528
	Qual	3	Cond 3	Year 2015	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (3.50 x 528)	1,848		1,848	1,848
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual	2	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (34.07 x 1,200)	40,884		40,884	40,884
	BARN	BARN	22x34x0			748
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (12.32 x 748)	9,215		9,215 4,608	4,607



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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 24
Condition	2 - Fair
Quality	2.9 - Fair
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Lap
Base/Total Area	1,440 / 1,440
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 / 28

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	34.01	Total Misc Impr	+	0	
Roofing Adj	+ 2.63	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	67,363	
Heat/Cool Adj	+ 2.98	Depreciation (73%)	-	49,175	
Plumbing Adj	+ 7.16	Lump Sums	+	3,895	
Basement Adj	+ 0.00	RCNLD	=	22,083	
Adj Base Cost	= 46.78	Lot Value	+		
Total Area	x 1,440	Indicated Value	=	22,083	
Adjusted Cost	= 67,363	Value Per SqFt		15.34	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,083		
Lot Value			
Indicated Value	22,083	15.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	22,083	15.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	123254	16x11		176	40.24	45%	3,895



Rogers

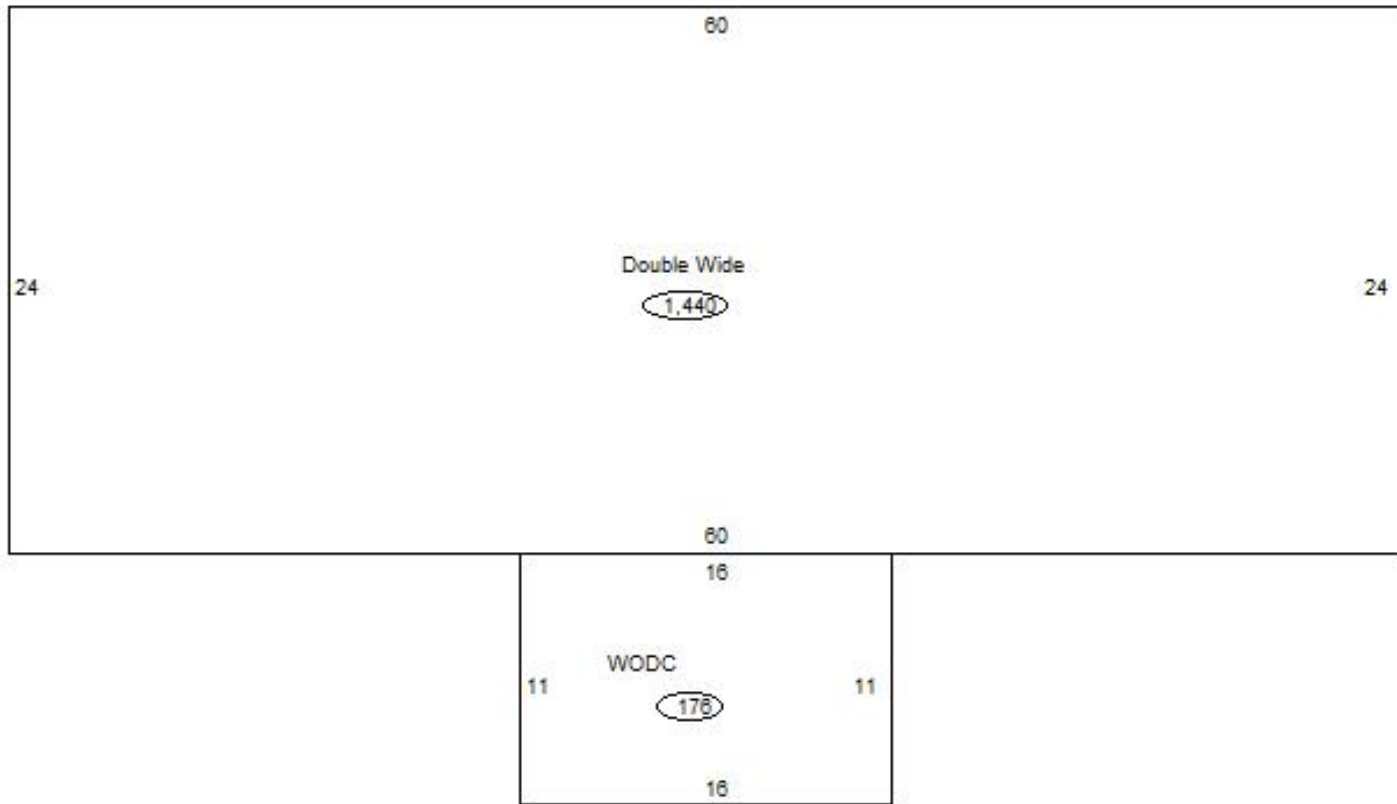
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		10	Double Wide	1,440	1.000	1,440
2	M	WODC		10	WODC	176	1.000	176
Total Building Area						1,440		1,440



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51		0	4.000	92	92	367	367
TMBR Totals						4.000			367	367
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	14.000	122	122	1,714	1,714
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80		0	1.000	192	192	192	192
RS	ROUGH STONY LAND	NTV PST	20		0	1.000	48	48	48	48
NTV PST Totals						16.000			1,954	1,954
Total Agland						20.000			2,321	2,321