



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 07:50:12
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Assessment Data					Primary Image																																																																																																																				
Account 660002483 Parcel ID 22N16E-03-3-00000-000-0000 Cadastral ID 03-22-16-01000 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 264916 LOWERY, MICHAEL EDWARD & STEPHANIE LYNN REVOC TRUST 13611 S 4160 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13611 S 4160 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 3 / 22 / 16 / 3 Neighborhood 6040 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41428538 -95.59586827																																																																																																																									
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Lot Data	Square-Foot - NBHD 6040 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,635 / 1,635
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,635
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	432 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42



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	95.71	Total Misc Impr	+ 7,278	Roofing Adj	+ 4.44	Garage Cost	+ 12,334
Subfloor Adj	+ -1.15	Total RCN	= 210,678	Heat/Cool Adj	+ 11.47	Depreciation (50%)	- 105,339
Plumbing Adj	+ 6.39	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 105,339
Adj Base Cost	= 116.86	Lot Value	+ 105,339	Total Area	x 1,635	Indicated Value	= 105,339
Adjusted Cost	= 191,066	Value Per SqFt	64.43	Adjusted Cost	= 191,066	Value Per SqFt	64.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	105,339		
Lot Value			
Indicated Value	105,339	64.43	Per SqFt
Agland Value	2,591		
Site Improvements	54,949		
Total Value	162,879	99.62	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	6653		91	91	23.98		2,182



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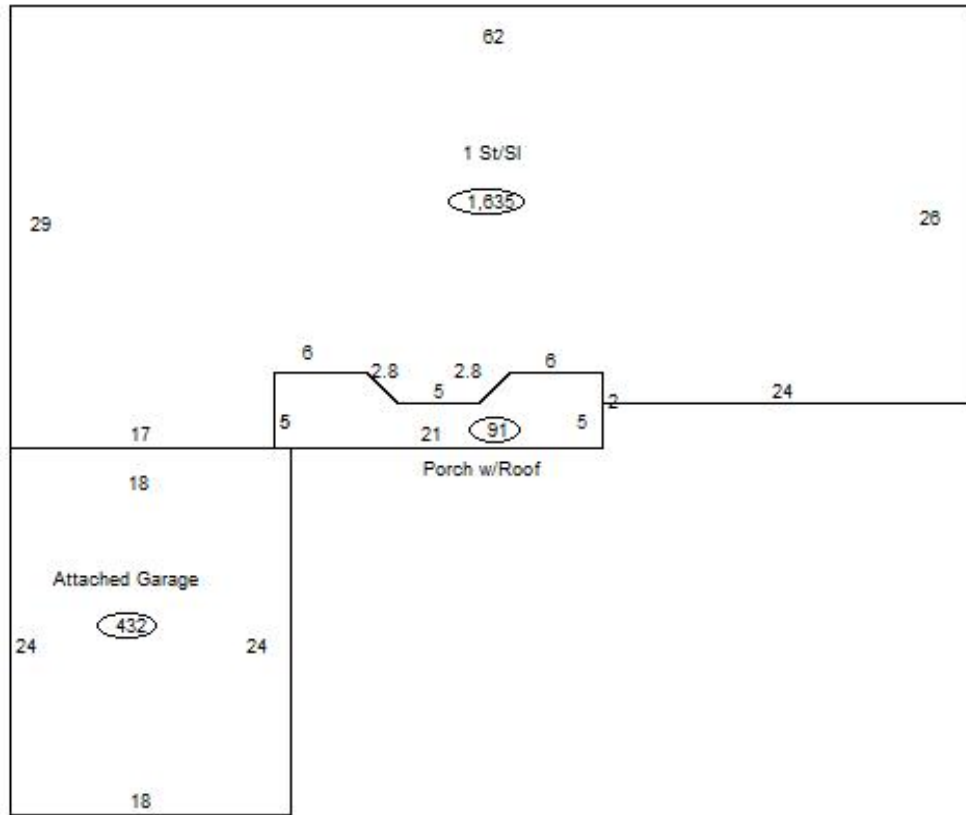
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,635	1.000	1,635
2	M	PRCH		13	SLBC	91	1.000	91
3	G	1		13	Attached Garage	432	1.000	432
Total Building Area						1,635		1,635



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x40x0			1,200
	Qual 3	Cond 3	Year 2019	Eff Age 5		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (30.16 x 1,200)		36,192	36,192		36,192
	BARN	BARN	0x0x0			2,736
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (8.63 x 2,736)		23,612	23,612	11,806	11,806
	BARN	BARN	0x0x0			1,400
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (9.93 x 1,400)		13,902	13,902	6,951	6,951



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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
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			1.595	63	63	100	100
TMBR Totals						1.595			100	100
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			12.409	108	108	1,340	1,340
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80			5.996	192	192	1,151	1,151
NTV PST Totals						18.405			2,491	2,491
Total Agland						20.000			2,591	2,591