



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:04:29
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002495 Parcel ID 22N17E-03-1-00000-000-0000 Cadastral ID 03-22-17-00230 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 314864 GOSSETT, PAUL MARTIN & IVONNA JANETTE 13302 S 4230 RD CLAREMORE OK 74017-0419 Parcel Location Situs 13302 S 4230 RD Subdivision Lot/Block / Parcel Size 6.96 - Acres Sec/Twn/Rng 3 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-4-17\IMG_0005.JPG 4/17/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.41920160 -95.47439516 N2 N2 SE NE LESS N 300', E 435.6' THEREOF																																																																																																																									
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Date 04/18/2026
 Time 05:04:29
 Page 2

Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	6.96		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	290,876.00 x .32 = 94,499		
Factor Value			
Adjustments	0.6349		
Lot Value	59,997		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,096 / 1,096
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,096
Fixture/RghIn	/
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	308 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	136,663		
Lot Value	59,997		
Indicated Value	196,660	179.43	Per SqFt
Agland Value			
Site Improvements	7,720		
Total Value	204,380	186.48	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.12	Total Misc Impr	+ 5,061
Roofing Adj	+ 4.19	Garage Cost	+ 10,346
Subfloor Adj	+ 0.00	Total RCN	= 139,452
Heat/Cool Adj	+ 10.30	Depreciation (2%)	- 2,789
Plumbing Adj	+ 5.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 136,663
Adj Base Cost	= 113.18	Lot Value	+ 59,997
Total Area	x 1,096	Indicated Value	= 196,660
Adjusted Cost	= 124,045	Value Per SqFt	179.43

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156814	38x6		228	20.58		4,692
PATO	Slab Porch - Open	156815	6x6		36	10.24		369



Rogers

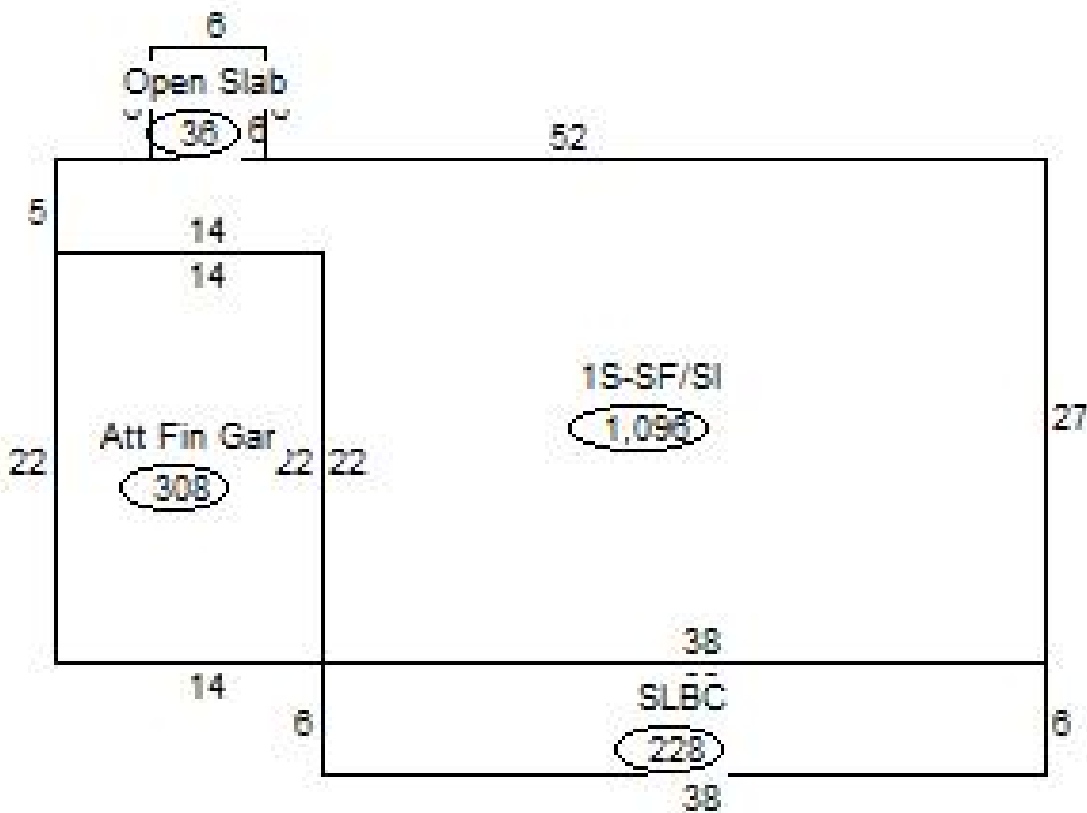
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 Time 05:04:29
 Page 3

Sketch Image

660002495



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,096	1.000	1,096
2	G	5		20	Att Fin Gar	308	1.000	308
3	M	PRCH		20	SLBC	228	1.000	228
4	M	PATO		20	Open Slab	36	1.000	36
Total Building Area						1,096		1,096



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Page 4

660002495

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS SHED		10x12x8	Plank	Formed Metal	120
Qual	3	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (26.94 x 120)		3,233		3,233		3,233
PCPT CARPORT PORTABLE			18x20x8	Dirt	Formed Metal	360
Qual	3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)		RCNLD
Base Cost (4.61 x 360)		1,660		1,660		880
SHDS SHED			8x8x6	Plank	Formed Metal	64
Qual	2	Cond 2	Year 2010	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)		RCNLD
Base Cost (27.90 x 64)		1,786		1,786		1,786
UTIL UTILITY			18x20x8	Concrete	Formed Metal	360
Qual	2	Cond 2	Year 2010	Eff Age 16		
Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)		RCNLD
Base Cost (30.60 x 360)		11,016		11,016		4,076
						6,940