



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:20:29
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Assessment Data					Primary Image																																																																																																																				
Account 660002505 Parcel ID 22N17E-03-2-00000-000-0000 Cadastral ID 03-22-17-00910 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 48844 SHANN, RONALD J & TAMMY J PO BOX 465 FOYIL OK 74031-0465 Parcel Location Situs 19454 E 410 RD Subdivision Lot/Block / Parcel Size 9.99 - Acres Sec/Twn/Rng 3 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.42143790 -95.48100629																																																																																																																									
E2 E2 LOT 3					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	9.99		
Non-Ag Acres	9.7043		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	422,719.00 x .30 = 127,460		
Factor Value			
Adjustments	1.0000		
Lot Value	127,460		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/28/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	1,120 / 2,160
Style	100% Two Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,120
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1999 / 20

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	163,651 75.76 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	129,680
Lot Value	127,460
Indicated Value	257,140 119.05 Per SqFt
Agland Value	
Site Improvements	10,487
Total Value	267,627 123.90 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	68.05	Total Misc Impr	+ 0
Roofing Adj	+ 2.13	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 169,150
Heat/Cool Adj	+ 0.76	Depreciation (27%)	- 45,671
Plumbing Adj	+ 7.37	Lump Sums	+ 6,201
Basement Adj	+ 0.00	RCNLD	= 129,680
Adj Base Cost	= 78.31	Lot Value	+ 127,460
Total Area	x 2,160	Indicated Value	= 257,140
Adjusted Cost	= 169,150	Value Per SqFt	119.05

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	130066	28x6		168	36.91		6,201



Rogers

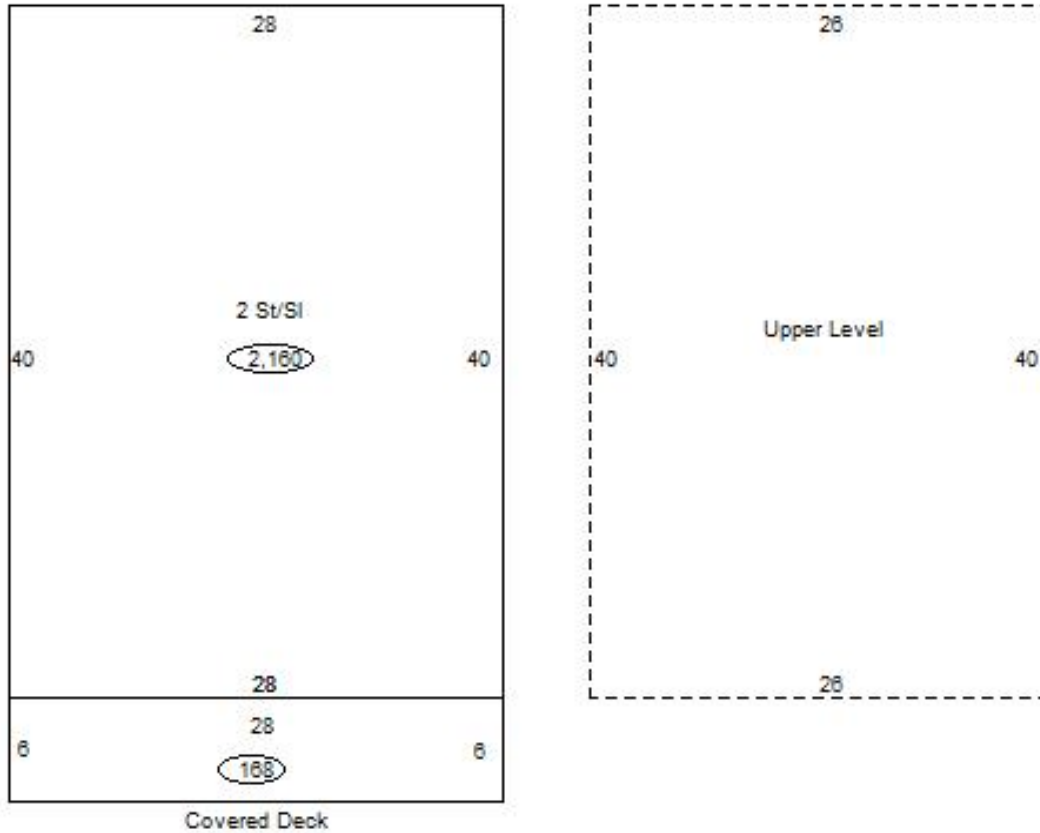
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Sketch Image

660002505



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	1,120	1.929	2,160
2	U	^UL		13	Upper Level	1,040	1.000	1,040
3	M	WODC		13	WODC	168	1.000	168
Total Building Area						1,120		2,160



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x314	Plank	Composition Shingle	
	Qual 4	Cond 4	Year 2016	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (53.57 x)					
	SHDS	SHED	12x10x8	Plank	Composition Shingle	120
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (25.97 x 120)	3,116		3,116	3,116	
	BNGP	BARN	24x34x8	Dirt	Galvanized Metal	816
	Qual 3	Cond 3	Year 2005	Eff Age 16		
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (20.40 x 816)	16,646		16,646	6,159	10,487