



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:14:23
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Assessment Data					Primary Image																																																																																																																				
Account 660002506 Parcel ID 22N17E-03-2-00000-000-0000 Cadastral ID 03-22-17-00920 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 305118 MATUSSAK, DAVID J 19294 E 410 RD CLAREMORE OK 74017-0000 Parcel Location Situs 19294 E 410 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 3 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/28/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.42143470 -95.48434045 W2 W2 LOT 3																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size				<p>\\tsclient\C\Documents and Settings\RLN.ROGERSCOUNTY\My D 10/5/2012</p>				
Lot Count								
Units Buildable	10							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	432,928.00 x .30 = 130,012							
Factor Value								
Adjustments	1.0000							
Lot Value	130,012							
Residential Data				GRM Approach				
Type				GRM Code				
Condition	-			Gross Rent	0.00			
Quality	-			Indicated Value				
Architecture				Multiple Regression				
Style				MRA Code				
Exterior Wall				Adusted R				
Base/Total Area /				Indicated Value				
Style				Direct Comparables				
HVAC				Selection Model	1 Res			
Roof Cover				Adjustment Model	A2 AO Test			
Area on Slab				Comparables				
Fixture/RghIn /				Indicated Value				
Bed/F/H Bath / /				Value Reconciliation				
Basement Area				Selected Approach	Cost Approach			
Garage Type				Improvements				
Remodel				Lot Value	130,012			
Year/Eff Age /				Indicated Value	130,012 0.00 Per SqFt			
				Agland Value				
				Site Improvements				
				Total Value	130,012 0.00 Total Value Per SqFt			
Cost Approach				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	+ 130,012					
Total Area	x	Indicated Value	= 130,012					
Adjusted Cost	= 0	Value Per SqFt	0.00					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Lot Data	Primary Image
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 66 x 28
Condition	4.5 - Good
Quality	4.5 - Good
Architecture	2DW EXCP DWIDE MH - GOOD
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,848 / 1,848
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 14



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	258,716	140.00	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	82.84	Total Misc Impr	+	0	
Roofing Adj	+ 3.75	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	182,268	
Heat/Cool Adj	+ 3.49	Depreciation (44%)	-	80,198	
Plumbing Adj	+ 8.55	Lump Sums	+	27,897	
Basement Adj	+ 0.00	RCNLD	=	129,967	
Adj Base Cost	= 98.63	Lot Value	+		
Total Area	x 1,848	Indicated Value	=	129,967	
Adjusted Cost	= 182,268	Value Per SqFt		70.33	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,967		
Lot Value			
Indicated Value	129,967	70.33	Per SqFt
Agland Value			
Site Improvements	6,245		
Total Value	136,212	73.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	Wood Deck - Open	163541	784		784	22.42		17,577
WODO	Wood Deck - Open	163542	20x8		160	31.91		5,106
WODC	Wood Deck - Covered	163543	10x8		80	65.18		5,214



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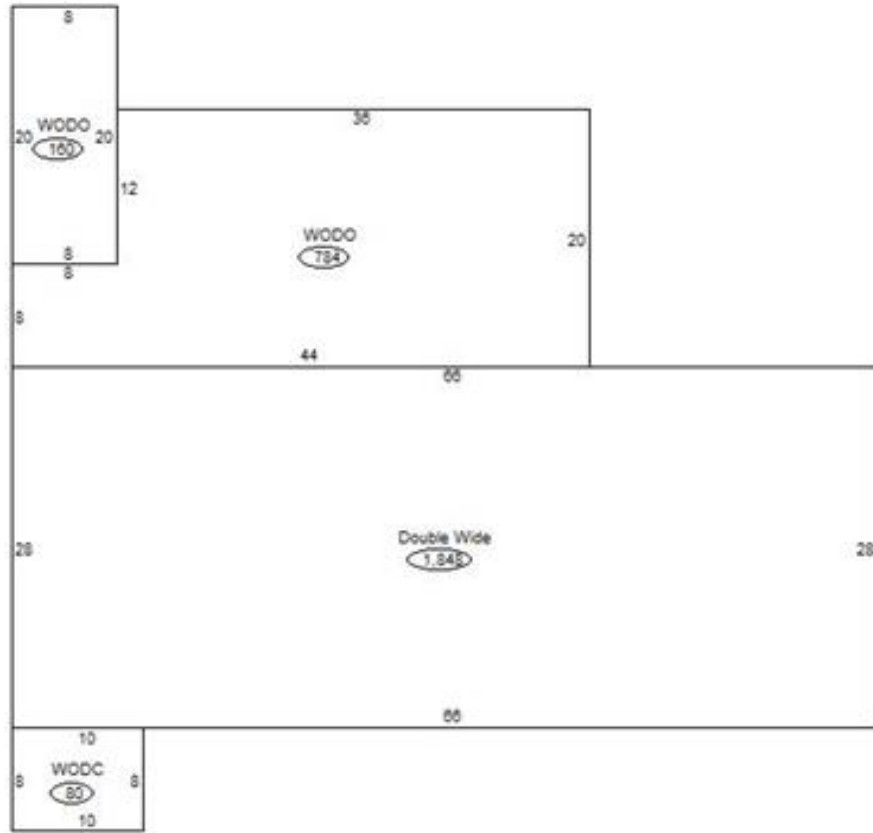
Date 04/17/2026

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Sketch Image

660002506



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	14		13	Double Wide	1,848	1.000	1,848
2	M	WODO		13	WODO	784	1.000	784
3	M	WODO		13	WODO	160	1.000	160
4	M	WODC		13	WODC	80	1.000	80
Total Building Area						1,848		1,848



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	30x12x8	Plank	Composition Shingle	360
	Qual 4	Cond 3	Year 2020	Eff Age 5		

Valuation Summary		Modifier Total	RCN	Depr (23% Phys/ % Func)	RCNLD
Base Cost (22.53 x 360)	8,111		8,111	1,866	6,245

	SHDS	Shed - Small	8x6x6	Plank	Formed Metal	48
	Qual 2	Cond 2	Year 2010	Eff Age 16		

Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (32.38 x 48)	1,554		1,554	1,554	