



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002512 <b>Parcel ID</b> 22N17E-03-1-00000-000-0000 <b>Cadastral ID</b> 03-22-17-01400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 327209 MARLIN, JAMES ADAM & VICTORIA  13170 S 4226 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 13170 S 4226 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 3 / 22 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.42100073 -95.47933529 N2 SW OF LOT 2 & S 10' N 40, W 10', E 25' OF E2 NW LOT 2																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image	
Lot Size					
Lot Count					
Units Buildable	5				
Non-Ag Acres	5.1768				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	225,502.00 x .35 = 78,156				
Factor Value					
Adjustments	1.0000				
Lot Value	78,156				
<b>Residential Data</b>				<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/28/2020</p>	
Type	1 Single Family Residence			<b>GRM Approach</b>	
Condition	3 - Average			GRM Code	
Quality	2.5 - Fair			Gross Rent 0.00	
Architecture	TRAD TRADITIONAL			Indicated Value	
Style	100% One Story			<b>Multiple Regression</b>	
Exterior Wall	25% Veneer, Stone 75% Frame, Siding, Wood			MRA Code 1 Test	
Base/Total Area	1,386 / 1,386			Adusted R 0.8445	
Style	100% One Story			Indicated Value 216,204 155.99 Per SqFt	
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner			<b>Direct Comparables</b>	
Roof Cover	1 Composition Shingle			Selection Model 1 Res	
Area on Slab	1,386			Adjustment Model A2 AO Test	
Fixture/RghIn	16 /			Comparables	
Bed/F/H Bath	3 / 2.0 /			Indicated Value	
Basement Area				<b>Value Reconciliation</b>	
Garage Type	588 Attached Garage - Unfinished			Selected Approach Cost Approach	
Remodel				Improvements 114,959	
Year/Eff Age	1979 / 35			Lot Value 78,156	
<b>Cost Approach</b>		<b>Manual : 01/2025</b>		Indicated Value 193,115	
Base Cost	103.76	Total Misc Impr	+ 581	Agland Value	
Roofing Adj	+ 4.61	Garage Cost	+ 15,553	Site Improvements 52,844	
Subfloor Adj	+ -1.21	Total RCN	= 200,708	Total Value 245,959 177.46 Total Value Per SqFt	
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	- 88,312		
Plumbing Adj	+ 14.54	Lump Sums	+ 2,563		
Basement Adj	+ 0.00	RCNLD	= 114,959		
Adj Base Cost	= 133.17	Lot Value	+ 78,156		
Total Area	x 1,386	Indicated Value	= 193,115		
Adjusted Cost	= 184,574	Value Per SqFt	139.33		

<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	6702	6x4		24	24.19	581
WODO	Wood Deck - Open	163344	10x10		100	25.63	2,563



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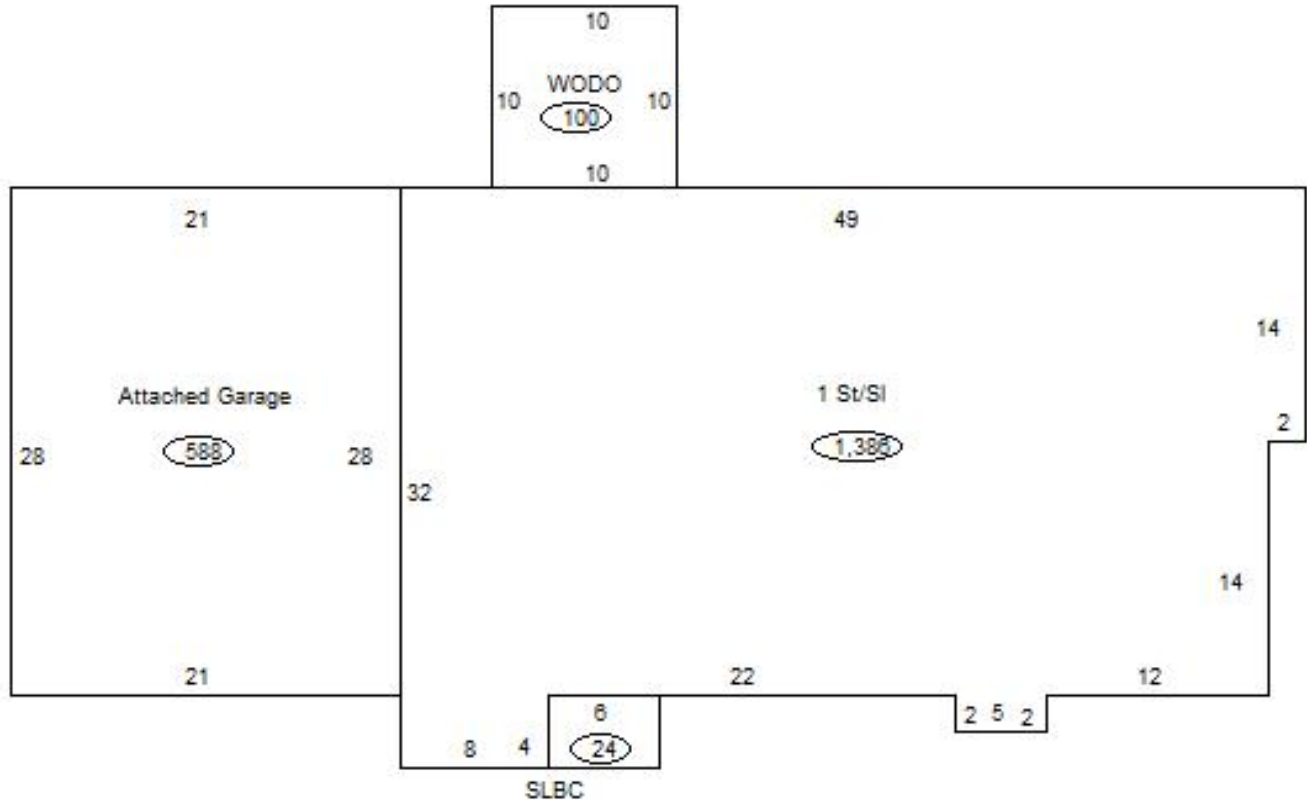
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Sketch Image

660002512



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,386	1.000	1,386
2	G	1		13	Attached Garage	588	1.000	588
3	M	PRCH		13	SLBC	24	1.000	24
4	M	WODO		13	WODO	100	1.000	100
<b>Total Building Area</b>						<b>1,386</b>		<b>1,386</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x30x14	Concrete	Formed Metal	1,500
	<b>Qual</b> 4	<b>Cond</b> 3	<b>Year</b> 2023	<b>Eff Age</b> 2		

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (34.88 x 1,500)	52,320		52,320	1,570
				50,750



LNT0	LEAN-TO		14x12x8	Dirt	Formed Metal	168
<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5			

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (31% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (9.44 x 168)	1,586		1,586	492
				1,094

SHIP	Shipping/Storage Container		8x20x8			160
<b>Qual</b> 0	<b>Cond</b>	<b>Year</b> 0	<b>Eff Age</b> 0			

<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ 0% Func)</b>	<b>RCNLD</b>
Base Cost (6.25 x 160)	1,000		1,000	1,000