



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 17:44:36
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Assessment Data					Primary Image																																																																																																																				
Account 660002513 Parcel ID 22N17E-03-1-00000-000-0000 Cadastral ID 03-22-17-01500 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 318094 STIPE, GEORGE EDWARD TRUST 13080 S 4230 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13080 S 4230 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 3 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description N 415' E 270' LOT 1 Lat/Long: 36.42266912 -95.47194575																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 2.5 Non-Ag Acres 2.5113 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 109,393.00 x .45 = 49,128 Factor Value Adjustments 1.0000 Lot Value 49,128		

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, Vinyl
Base/Total Area	1,398 / 1,398
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	580 Attached Garage - Unfinished
Remodel	REVITALIZE -
Year/Eff Age	1947 / 27

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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	289,869	207.35	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	91.09	Total Misc Impr	+ 36,332				
Roofing Adj	+ 4.14	Garage Cost	+ 13,085				
Subfloor Adj	+ 2.43	Total RCN	= 205,364				
Heat/Cool Adj	+ 10.30	Depreciation (39%)	- 80,092				
Plumbing Adj	+ 3.59	Lump Sums	+ 2,886				
Basement Adj	+ 0.00	RCNLD	= 128,158				
Adj Base Cost	= 111.55	Lot Value	+ 49,128				
Total Area	x 1,398	Indicated Value	= 177,286				
Adjusted Cost	= 155,947	Value Per SqFt	126.81				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,158		
Lot Value	49,128		
Indicated Value	177,286	126.81	Per SqFt
Agland Value			
Site Improvements	169,816		
Total Value	347,102	248.28	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2016	1	0.00	
EPSW	Enclosed Porch - Solid Wall	6705	529		529	52.45	27,746
PRCH	SLAB PORCH - COVERED	122259	18x16		288	20.39	5,872
PRCH	Porch	122260	130		130	20.88	2,714
WODC	Wood Deck - Covered	163400	8x8		64	45.10	2,886

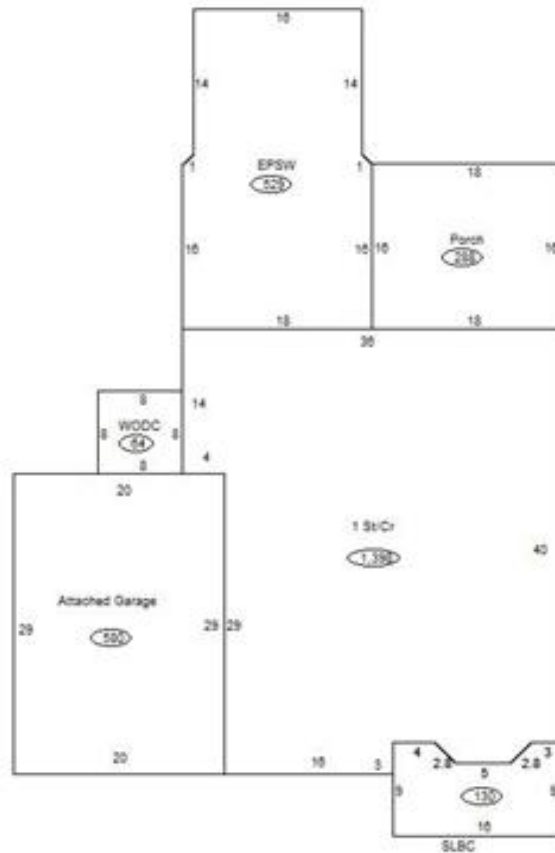


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,398	1.000	1,398
2	G	1		13	Attached Garage	580	1.000	580
3	M	EPSW		13	EPSW	529	1.000	529
4	M	PRCH		13	Porch	288	1.000	288
5	M	PRCH		13	SLBC	130	1.000	130
6	M	WODC		13	WODC	64	1.000	64
Total Building Area						1,398		1,398



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	DETACHED GARAGE	22x12x8	Plank	Formed Metal	264
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (11% Phys/ % Func)	RCNLD
	Base Cost (35.51 x 264)		9,375		9,375	1,031
	UTIL	SHOP BUILDING	50x30x8	Concrete	Formed Metal	1,500
	Qual	4.5	Cond 4	Year 2018	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
	Base Cost (36.22 x 1,500)		54,330	64,470	118,800	10,692
Office Finish		Area 750			64,470	
	PRCH	Porch	4x12x8	Concrete	Composition Shingle	48
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	Valuation Summary		Modifier Total	RCN	Depr (33% Phys/ % Func)	RCNLD
	Base Cost (26.78 x 48)		1,285		1,285	424
	UTIL	SHOP BUILDING	40x30x8	Concrete	Formed Metal	1,200
	Qual	4	Cond 4	Year 2017	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
	Base Cost (35.77 x 1,200)		42,924		42,924	3,863
	LOAF	LOAFING SHED	20x16x8	Concrete	Formed Metal	320
	Qual	3	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (32% Phys/ % Func)	RCNLD
	Base Cost (11.85 x 320)		3,792		3,792	1,213
	UTIL	UTILITY	20x11x8	Plank	Formed Metal	220
	Qual	4	Cond 4	Year 2017	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
	Base Cost (38.17 x 220)		8,397		8,397	756
	PATO	SLAB PORCH - OPEN	19x6x0			114
	Qual	0	Cond	Year 2017	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (11.35 x 114)		1,294		1,294	



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	WODC	Wood Deck - Covered	11x6x8	Plank	Formed Metal	66
	Qual 3	Cond 3	Year 2017	Eff Age 7		

Valuation Summary	Modifier Total	RCN	Depr (39% Phys/ % Func)	RCNLD
Base Cost (47.88 x 66)	3,160		3,160	1,232
				1,928