



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 12:21:51  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002519 <b>Parcel ID</b> 22N17E-03-3-00000-000-0000 <b>Cadastral ID</b> 03-22-17-02100 <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> 341574 CUPPS, JEREMY & RAY CUPPS & JASON CUPPS & NAHAMA CUPPS & DANNA COX C/O BETTY WEEKS 13620 S 4220 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 13834 S 4220 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 3 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.41159732 -95.48550537																																																																																																																									
<b>E2 NE SW SW</b>					<b>Building Permits</b> <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		Primary Image				
Lot Size				<p>\\tsclient\T\TOMMY DUNLAP\New folder (164)\IMG_0013.JPG 4/4/2023</p>				
Lot Count								
Units Buildable	5							
Non-Ag Acres	4.9503							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	215,635.00 x .35 = 75,689							
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	75,689			Gross Rent	0.00			
<b>Residential Data</b>				Indicated Value				
Type	1 Single Family Residence			<b>Multiple Regression</b>				
Condition	2 - Fair			MRA Code	1 Test			
Quality	1 - Low			Adusted R	0.8445			
Architecture	TRAD TRADITIONAL			Indicated Value	10,638 29.55 Per SqFt			
Style	100% One Story			<b>Direct Comparables</b>				
Exterior Wall	100% Frame, Siding, Wood			Selection Model	1 Res			
Base/Total Area	360 / 360			Adjustment Model	A2 AO Test			
Style	100% One Story			Comparables				
HVAC	100% Floor Furnace			Indicated Value				
Roof Cover	1 Composition Shingle			<b>Value Reconciliation</b>				
Area on Slab	360			Selected Approach	Cost Approach			
Fixture/RghIn	4 /			Improvements	7,958			
Bed/F/H Bath	1 / 1.0 /			Lot Value	75,689			
Basement Area				Indicated Value	83,647 232.35 Per SqFt			
Garage Type				Agland Value				
Remodel				Site Improvements				
Year/Eff Age	1950 / 76			Total Value	83,647 232.35 Total Value Per SqFt			
<b>Cost Approach</b> Manual : 01/2025								
Base Cost	91.83	Total Misc Impr	+ 0					
Roofing Adj	+ 4.37	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 39,791					
Heat/Cool Adj	+ 1.52	Depreciation ( 80%)	- 31,833					
Plumbing Adj	+ 12.81	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 7,958					
Adj Base Cost	= 110.53	Lot Value	+ 75,689					
Total Area	x 360	Indicated Value	= 83,647					
Adjusted Cost	= 39,791	Value Per SqFt	232.35					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



# Rogers

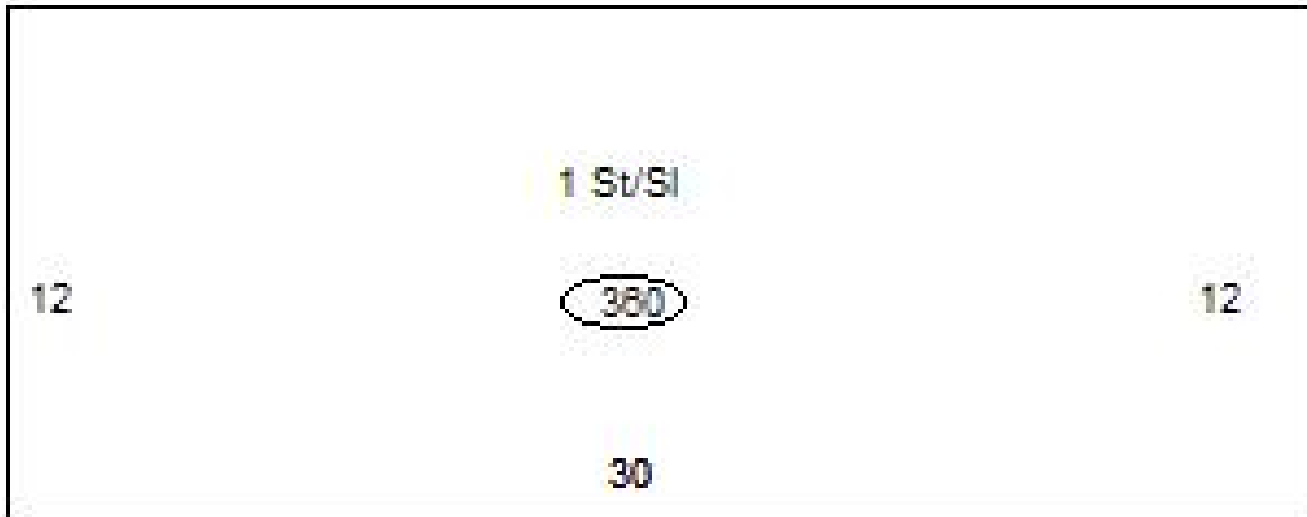
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Sketch Image

660002519



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	360	1.000	360
<b>Total Building Area</b>						360		360