



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 03:20:44  
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Assessment Data					Primary Image																																																																																																																				
Account 660002532 Parcel ID 000000-00-0-00660-001-0001 Cadastral ID 03-22-17-04010 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 44204 RHODES, ALFRED A  13950 S 4230 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> Situs 13950 S 4230 RD Subdivision RED BUD ACRES Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 22 / 17 / 5 Neighborhood 1098 - R-V02-NE FOYIL School District S007 - FOYIL SCHOOLS					<p>09/28/2020 09:14</p> <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/28/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.40913816 -95.47267753 LOT 1 BLOCK 1 RED BUD ACRES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1098 #1	
Lot Size			
Lot Count			
Units Buildable	13000		
Non-Ag Acres	2.819		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	122,795.00 x .32 = 39,805		
Factor Value			
Adjustments	1.0000		
Lot Value	39,805		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,400 / 1,400
Style	100% One Story
HVAC	100% Individual Heat Pump 2 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1963 / 47

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	174,992	124.99	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	106.93	Total Misc Impr	+ 13,956				
Roofing Adj	+ 5.55	Garage Cost	+ 19,258				
Subfloor Adj	+ 0.00	Total RCN	= 215,004				
Heat/Cool Adj	+ 7.97	Depreciation ( 52%)	- 111,802				
Plumbing Adj	+ 9.40	Lump Sums	+ 4,046				
Basement Adj	+ 0.00	RCNLD	= 107,248				
Adj Base Cost	= 129.85	Lot Value	+ 39,805				
Total Area	x 1,400	Indicated Value	= 147,053				
Adjusted Cost	= 181,790	Value Per SqFt	105.04				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,248		
Lot Value	39,805		
Indicated Value	147,053	105.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	147,053	105.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	Enclosed Porch - Solid Wall	6717	14x12		168	76.07		12,780
PRCH	Porch	148185	8x5		40	29.40		1,176
WODC	WOOD DECK - COVERED	148186	12x6		72	56.19		4,046

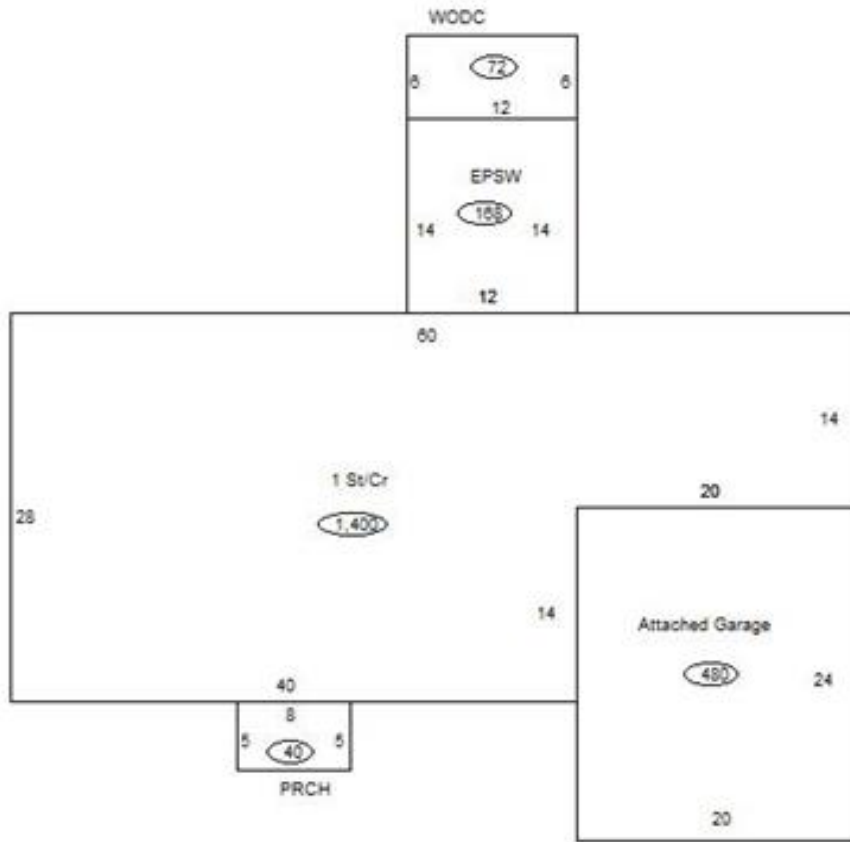


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Sketch Image

660002532



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,400	1.000	1,400
2	G	1		13	Attached Garage	480	1.000	480
3	M	EPSW		13	EPSW	168	1.000	168
4	M	PRCH		13	PRCH	40	1.000	40
5	M	WODC		13	WODC	72	1.000	72
<b>Total Building Area</b>						1,400		1,400



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x8x6	Plank	Formed Metal	64
	Qual 3	Cond 3	Year 2015	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (33.35 x 64)	2,134		2,134	2,134