



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 04:14:28
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Assessment Data					Primary Image																																																																																																																				
Account 660002535 Parcel ID 000000-00-0-00660-001-0004 Cadastral ID 03-22-17-04040 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 345297 FROST, RICK & SUSANNE L 13860 S 4230 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13860 S 4230 RD Subdivision RED BUD ACRES Lot/Block 0004 / 0001 Parcel Size 2 - Lots Sec/Twn/Rng 3 / 22 / 17 / 5 Neighborhood 1098 - R-V02-NE FOYIL School District S007 - FOYIL SCHOOLS																																																																																																																									
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Legal Description Lat/Long: 36.41066531 -95.47267592 LOTS 4 & 5 BLOCK 1 RED BUD ACRES					Building Permits <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>R21 000336</td> <td>R23- NEW 30X30 DTCH ACC BLDG</td> <td>09/2021</td> <td>05/2022</td> <td>34,359</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 000336	R23- NEW 30X30 DTCH ACC BLDG	09/2021	05/2022	34,359																																																																																																						
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Lot Data		Square-Foot - NBHD 1098 #1	
Lot Size			
Lot Count			
Units Buildable	26000		
Non-Ag Acres	2.8385		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	123,643.00 x .32 = 39,975		
Factor Value			
Adjustments	3.0000		
Lot Value	119,925		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,884 / 1,884
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,884
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	PARTIAL -
Year/Eff Age	2003 / 12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	293,724	155.90	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	106.41	Total Misc Impr	+	15,725			
Roofing Adj	+ 4.65	Garage Cost	+	20,840			
Subfloor Adj	+ -2.43	Total RCN	=	284,556			
Heat/Cool Adj	+ 12.64	Depreciation (12%)	-	34,147			
Plumbing Adj	+ 10.36	Lump Sums	+	14,947			
Basement Adj	+ 0.00	RCNLD	=	265,356			
Adj Base Cost	= 131.63	Lot Value	+	119,925			
Total Area	x 1,884	Indicated Value	=	385,281			
Adjusted Cost	= 247,991	Value Per SqFt		204.50			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	265,356		
Lot Value	119,925		
Indicated Value	385,281	204.50	Per SqFt
Agland Value			
Site Improvements	55,532		
Total Value	440,813	233.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2018	0.00		
PRCH	SLAB PORCH - COVERED	6727	16x12		192	26.33		5,055
PRCH	SLAB PORCH - COVERED	6728	24x8		192	26.33		5,055
WODC	Wood Deck - Covered	163584	20x16		320	29.72		9,510
WODO	Wood Deck - Open	163585	20x16		320	16.99		5,437



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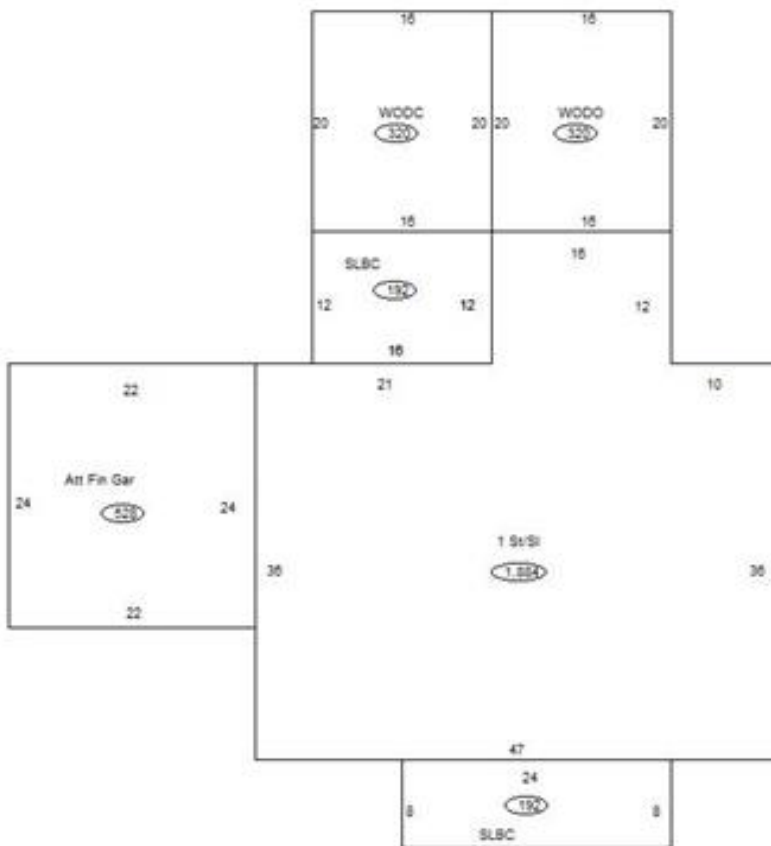
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Sketch Image

660002535



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,884	1.000	1,884
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	192	1.000	192
4	M	PRCH		13	SLBC	192	1.000	192
5	M	WODC		13	WODC	320	1.000	320
6	M	WODO		13	WODO	320	1.000	320
Total Building Area						1,884		1,884



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x30x10	Concrete	Formed Metal	900
	Qual	3	Cond 3	Year 2022	Eff Age 3	
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)
Base Cost (31.86 x 900)		28,674		28,674	1,434	27,240
	PRCH	Slab Porch - Covered	9x30x8	Concrete	Formed Metal	270
	Qual	4	Cond 4	Year 2022	Eff Age 2	
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)
Base Cost (32.03 x 270)		8,648		8,648	865	7,783
	UTIL	SHOP BUILDING	28x32x10	Concrete	Formed Metal	896
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)
Base Cost (30.52 x 896)		27,346		27,346	6,837	20,509