



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:31:43
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Assessment Data					Primary Image																																																																																																																				
Account 660004705 Parcel ID 22N17E-05-4-00000-000-0000 Cadastral ID 05-22-17-00700 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 303978 SCHELLHORN FAMILY TRUST 13980 S 4210 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13980 S 4210 RD Subdivision Lot/Block / Parcel Size 15 - Acres Sec/Twn/Rng 5 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.40988225 -95.50915533																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	15	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	656,463.00 x .28 = 185,896	
Factor Value		
Adjustments	1.0000	
Lot Value	185,896	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Stone 60% Frame, Siding, Wood
Base/Total Area	2,000 / 2,960
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,000
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	600 Attached Garage - Unfinished
Remodel	FULL -
Year/Eff Age	1980 / 24



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/29/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	381,483	128.88	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	99.93	Total Misc Impr	+	19,464			
Roofing Adj	+ 4.09	Garage Cost	+	27,948			
Subfloor Adj	+ -3.12	Total RCN	=	424,723			
Heat/Cool Adj	+ 16.31	Depreciation (29%)	-	123,170			
Plumbing Adj	+ 10.26	Lump Sums	+	2,534			
Basement Adj	+ 0.00	RCNLD	=	304,087			
Adj Base Cost	= 127.47	Lot Value	+	185,896			
Total Area	x 2,960	Indicated Value	=	489,983			
Adjusted Cost	= 377,311	Value Per SqFt		165.53			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	304,087		
Lot Value	185,896		
Indicated Value	489,983	165.53	Per SqFt
Agland Value			
Site Improvements	10,596		
Total Value	500,579	169.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR2	Fireplace - Residential 2 Story	0		1	1	8,192.02		8,192
PRCH	SLAB PORCH - COVERED	11987		85	85	32.93		2,799
PRCH	SLAB PORCH - COVERED	11988	11x6		66	32.99		2,177
BALW	BALCONY - WOOD	11990	9x8		72	35.19		2,534
PATO	SLAB PORCH - OPEN	148216	584		584	10.78		6,296



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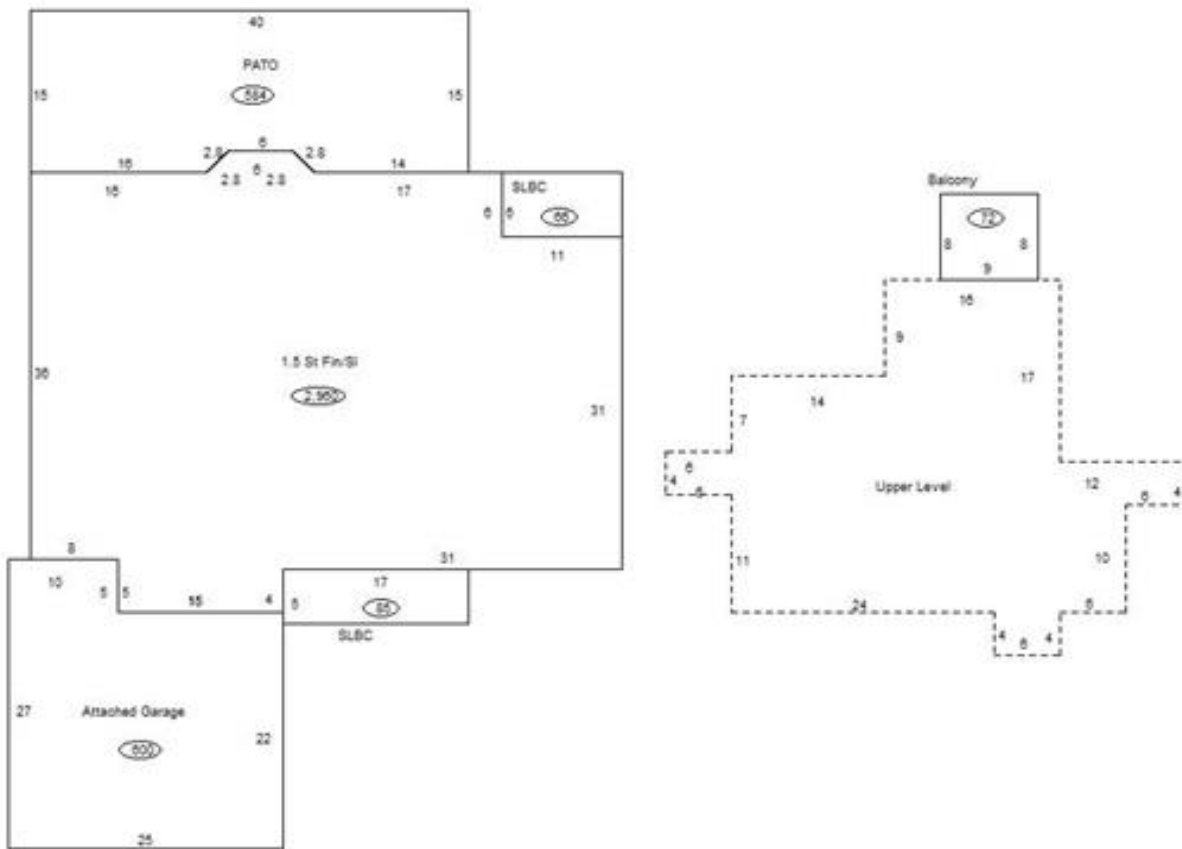
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,000	1.480	2,960
2	G	1		13	Attached Garage	600	1.000	600
3	M	PRCH		13	SLBC	85	1.000	85
4	M	PRCH		13	SLBC	66	1.000	66
5	U	^UL	Overhang	13	Upper Level	960	1.000	960
6	M	BALW		13	Balcony	72	1.000	72
7	M	PATO		13	PATO	584	1.000	584
Total Building Area						2,000		2,960



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	ASC	Awing/Shelter/Carport	12x16x8	Concrete	Formed Metal	192
	Qual 4	Cond 3	Year 2023	Eff Age 2		

Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (5.72 x 192)	1,098		1,098	77	1,021



UTIL	UTILITY		20x14x8	Concrete	Composition Shingle	280
Qual 4	Cond 3	Year 2010		Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (35.61 x 280)	9,971		9,971	2,493	7,478

LNT0	Lean To - Attached		20x12x8	Concrete	Formed Metal	240
Qual 4	Cond 3	Year 2010		Eff Age 12		

Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (18.20 x 240)	4,368		4,368	2,271	2,097