



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 03:10:38

Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004711 Parcel ID 22N17E-05-2-00000-000-0000 Cadastral ID 05-22-17-01200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 328148 WINSLOW, HOLLY M & JAMES M 13151 S 4200 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13151 S 4200 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 5 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					 <p>\\tsclient\C\Users\MRF\Pictures\2015-05-08\DCIM\100PHOTO\SAM 5/8/2015</p>																																																																																																																				
Legal Description Lat/Long: 36.42107260 -95.52294649 N2 S2 NW NW																																																																																																																									
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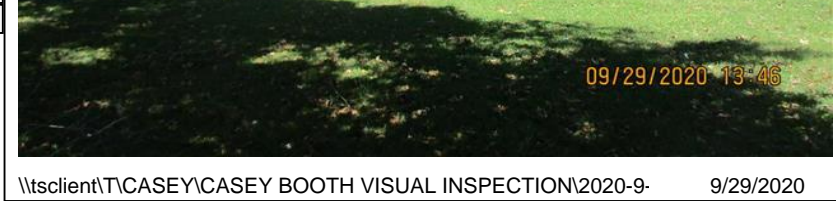
Assessment Property Record Card for Tax Year 2026

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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Vinyl
Base/Total Area	1,482 / 1,482
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,482
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	588 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1978 / 22



\\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	
Adusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	111.59	Total Misc Impr	+ 10,965				
Roofing Adj	+ 4.53	Garage Cost	+ 15,553				
Subfloor Adj	+ -1.17	Total RCN	= 236,458				
Heat/Cool Adj	+ 11.47	Depreciation (29%)	- 68,573				
Plumbing Adj	+ 15.24	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 167,885				
Adj Base Cost	= 141.66	Lot Value	+				
Total Area	x 1,482	Indicated Value	= 167,885				
Adjusted Cost	= 209,940	Value Per SqFt	113.28				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,885		
Lot Value			
Indicated Value	167,885	113.28	Per SqFt
Agland Value	1,535		
Site Improvements	94,669		
Total Value	264,089	178.20	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	5,095.98		5,096
SHLT	STORM SHELTER	0		1	2013	0.00		
PRCH	SLAB PORCH - COVERED	11997	26x4		104	23.94		2,490
PATC	Patio - Covered	11998	16x12		192	17.60		3,379



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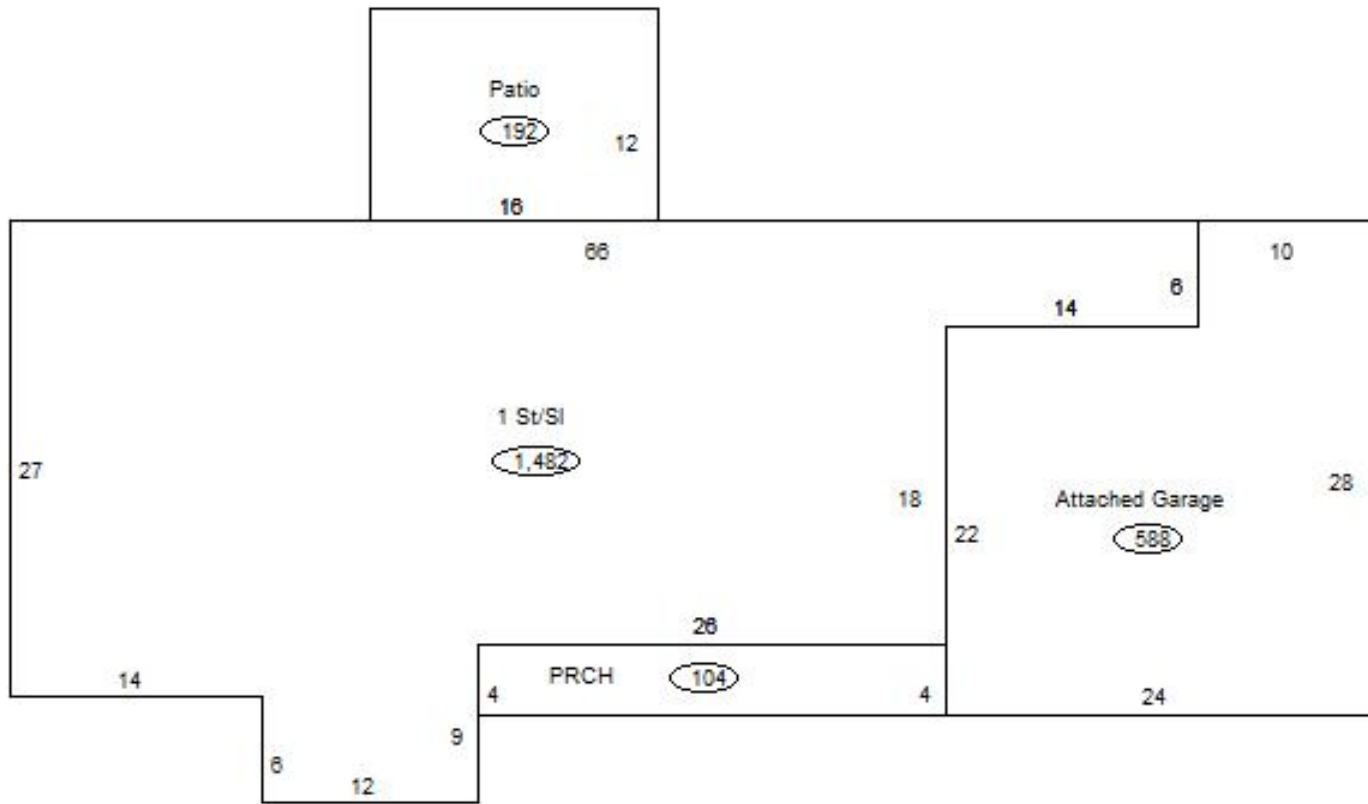
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Sketch Image

660004711



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,482	1.000	1,482
2	G	1		13	Attached Garage	588	1.000	588
3	M	PRCH		13	PRCH	104	1.000	104
4	M	PATC		13	Patio	192	1.000	192
Total Building Area						1,482		1,482



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	80x40x12	Concrete	Formed Metal	3,200
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary Base Cost (25.08 x 3,200) 80,256		Modifier Total	RCN	Depr (9% Phys/ % Func)	RCNLD
				80,256	7,223	73,033
	EQSH	EQUIP	40x40x12	Dirt	Formed Metal	1,600
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary Base Cost (18.03 x 1,600) 28,848		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
				28,848	7,212	21,636
	ASC	AWNING SHELTER CARPORT	18x28x8	Dirt	Formed Metal	504
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary Base Cost (4.62 x 504) 2,328		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
				2,328	2,328	



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Lot Size	-		
Lot Count			
Units Buildable			
Non-Ag Acres			
Topography	1		
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		660004711_003.JPG 12/11/2024	
Adjustments		GRM Approach	
Lot Value		GRM Code	
Residential Data		Gross Rent 0.00	
Type	1 Single Family Residence	Indicated Value	
Condition	3 - Average	Multiple Regression	
Quality	2 - Fair	MRA Code	
Architecture	TRAD TRADITIONAL	Adusted R	
Style	100% One Story	Indicated Value	
Exterior Wall	100% Frame, Siding, Metal	Direct Comparables	
Base/Total Area	576 / 576	Selection Model 1 Res	
Style	100% One Story	Adjustment Model A2 AO Test	
HVAC	100% Forced Air Furnace	Comparables	
Roof Cover	4 Metal, Preformed	Indicated Value	
Area on Slab	0	Value Reconciliation	
Fixture/RghIn	4 /	Selected Approach Cost Approach	
Bed/F/H Bath	1 / 1.0 /	Improvements 66,799	
Basement Area		Lot Value	
Garage Type		Indicated Value 66,799 115.97 Per SqFt	
Remodel		Agland Value	
Year/Eff Age	2015 / 8	Site Improvements	
Cost Approach		Total Value 66,799 115.97 Total Value Per SqFt	
Manual : 01/2025			
Base Cost	105.40	Total Misc Impr	+ 0
Roofing Adj	+ 5.57	Garage Cost	+ 0
Subfloor Adj	+ 2.77	Total RCN	= 73,405
Heat/Cool Adj	+ 5.00	Depreciation (9%)	- 6,606
Plumbing Adj	+ 8.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 66,799
Adj Base Cost	= 127.44	Lot Value	+ 66,799
Total Area	x 576	Indicated Value	= 66,799
Adjusted Cost	= 73,405	Value Per SqFt	115.97
Miscellaneous Improvements			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



Rogers

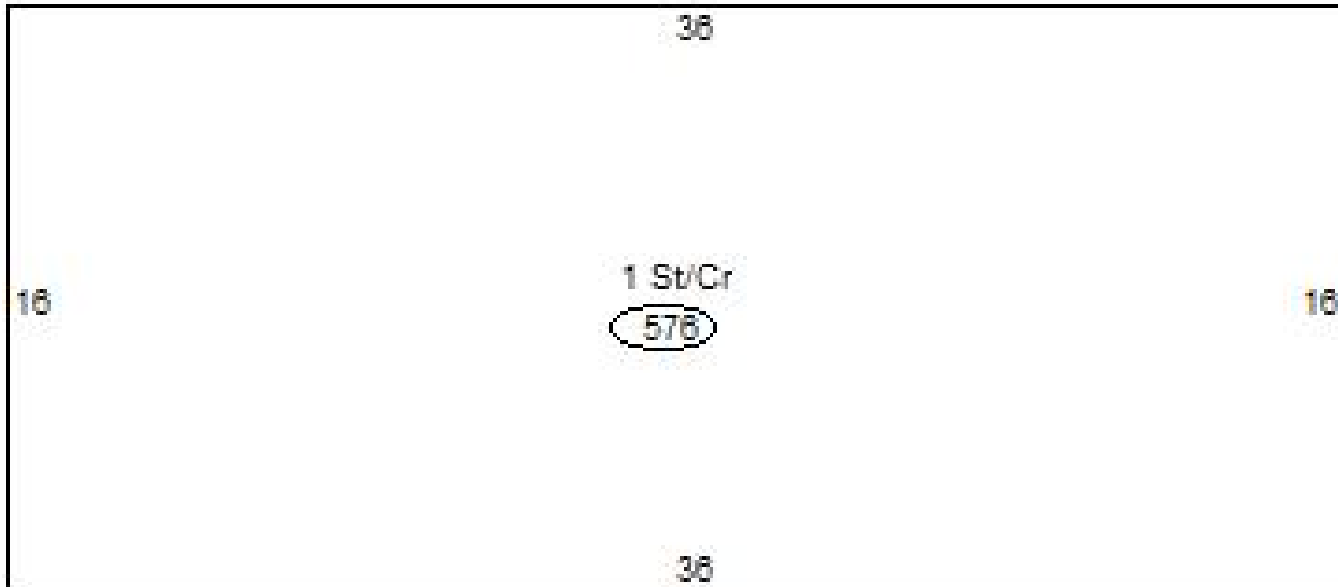
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Sketch Image

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Sketch Vector Information

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Total Building Area						576		576



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Agland Inventory

660004711

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			1.730	84	84	145	145
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			.600	168	168	101	101
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			7.670	168	168	1,289	1,289
IMP PST Totals						10.000			1,535	1,535
Total Agland						10.000			1,535	1,535