



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660004722 Parcel ID 22N17E-05-4-00000-000-0000 Cadastral ID 05-22-17-02300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 28524 OVERTON, DAVID E JR & TRACY M 17625 E 417 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17625 E 417 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 5 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41154695 -95.51062639 NW SE SE & S 10', N 80', W 10', E 40' NE SE SE																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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>R3</td> <td>RECK FOR MH PER DPS SER#TX1476</td> <td>06/2002</td> <td>01/2003</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R3	RECK FOR MH PER DPS SER#TX1476	06/2002	01/2003																																																																																													
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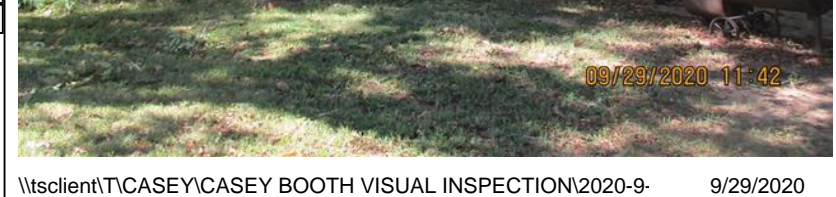
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY 7 Method Square-Foot Base Lot Value Factor Value Adjustments Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 31



\\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	89.74	Total Misc Impr	+ 4,232				
Roofing Adj	+ 4.78	Garage Cost	+ 0				
Subfloor Adj	+ 2.37	Total RCN	= 140,352				
Heat/Cool Adj	+ 10.30	Depreciation (43%)	- 60,351				
Plumbing Adj	+ 10.97	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 80,001				
Adj Base Cost	= 118.16	Lot Value	+ 0				
Total Area	x 1,152	Indicated Value	= 80,001				
Adjusted Cost	= 136,120	Value Per SqFt	69.45				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	80,001		
Lot Value			
Indicated Value	80,001	69.45	Per SqFt
Agland Value	844		
Site Improvements	27,620		
Total Value	108,465	94.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12023	16x8		128	20.89		2,674
PATO	SLAB PORCH - OPEN	148219	16x10		160	9.74		1,558



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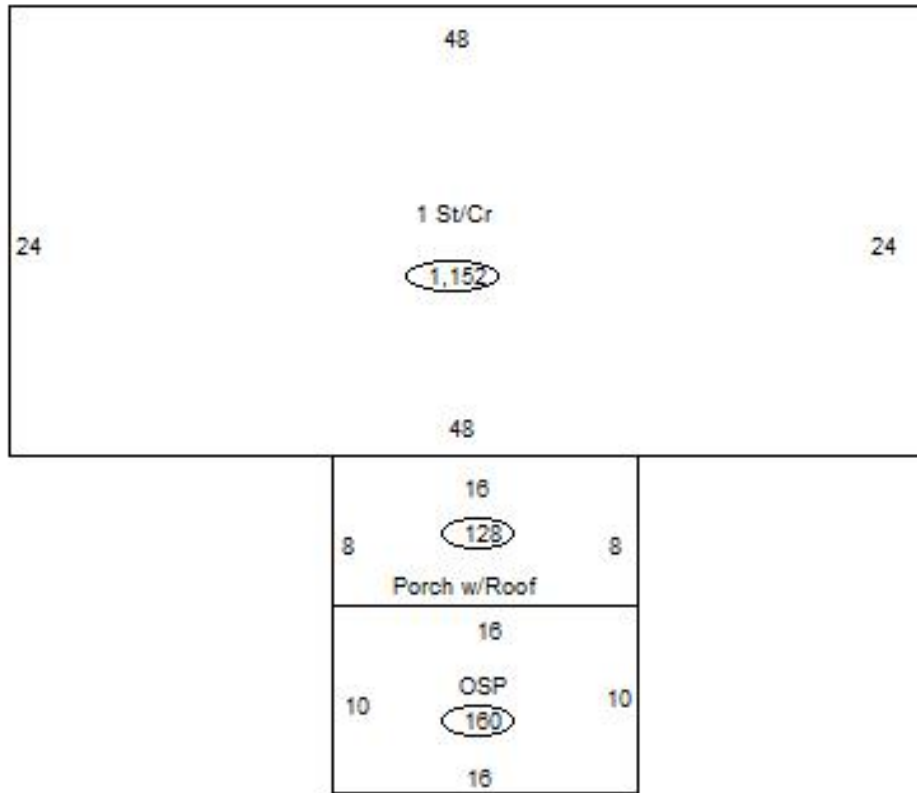
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Sketch Image

660004722



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,152	1.000	1,152
2	M	PRCH		13	SLBC	128	1.000	128
3	M	PATO		13	Open Slab	160	1.000	160
Total Building Area						1,152		1,152



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x40x12	Concrete	Formed Metal	960
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (30.93 x 960)		29,693	29,693	4,454	25,239
	LOAF	LOAFING SHED	20x24x8	Gravel	Galvanized Metal	480
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (6.36 x 480)		3,053	3,053	1,404	1,649
	LOAF	LOAFING SHED	12x20x8	Gravel	Galvanized Metal	240
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
	Base Cost (6.36 x 240)		1,526	1,526	794	732



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	TMBR	20			3.000	36	36	108	108
LKB	LINKER FINE SANDY LOAM 1-	TMBR	63			4.000	113	113	454	454
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			2.000	85	85	169	169
TMBR Totals						9.000			731	731
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			1.000	113	113	113	113
NTV PST Totals						1.000			113	113
Total Agland						10.000			844	844