



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:30:56
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004725 Parcel ID 22N17E-05-4-00000-000-0000 Cadastral ID 05-22-17-02600 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 345865 PEACHEY, KARISSA 14020 S 4210 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14020 S 4210 RD Subdivision Lot/Block / Parcel Size 1.25 - Acres Sec/Twn/Rng 5 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-9- 9/29/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.40904424 -95.50788596 S 165' OF S 330' SE SE SE																																																																																																																									
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Date 04/17/2026
 Time 03:30:56
 Page 2

Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	55,255.00 x .53 =	29,221	
Factor Value			
Adjustments	1.0000		
Lot Value	29,221		



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

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	89% 2 1/2 Story Finished 11% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,211 / 2,597
Style	89% 2 1/2 Story Finished - 11% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,211
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1986 / 40

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	255,668	98.45	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	86.80	Total Misc Impr	+	13,704	
Roofing Adj	+ 2.74	Garage Cost	+		
Subfloor Adj	+ -1.77	Total RCN	=	297,011	
Heat/Cool Adj	+ 14.47	Depreciation (46%)	-	136,625	
Plumbing Adj	+ 6.85	Lump Sums	+	13,657	
Basement Adj	+ 0.00	RCNLD	=	174,043	
Adj Base Cost	= 109.09	Lot Value	+	29,221	
Total Area	x 2,597	Indicated Value	=	203,264	
Adjusted Cost	= 283,307	Value Per SqFt		78.27	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,043		
Lot Value	29,221		
Indicated Value	203,264	78.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	203,264	78.27	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	7,271.21		7,271
PRCH	SLAB PORCH - COVERED	12025	32x7		224	28.72		6,433
BALW	BALCONY - WOOD	12026	32x7		224	31.64		7,087
WODO	WOOD DECK - OPEN	12028	12x12		144	28.03	6%	3,794
WODO	WOOD DECK - OPEN	12029	16x6		96	30.76	6%	2,776



Rogers

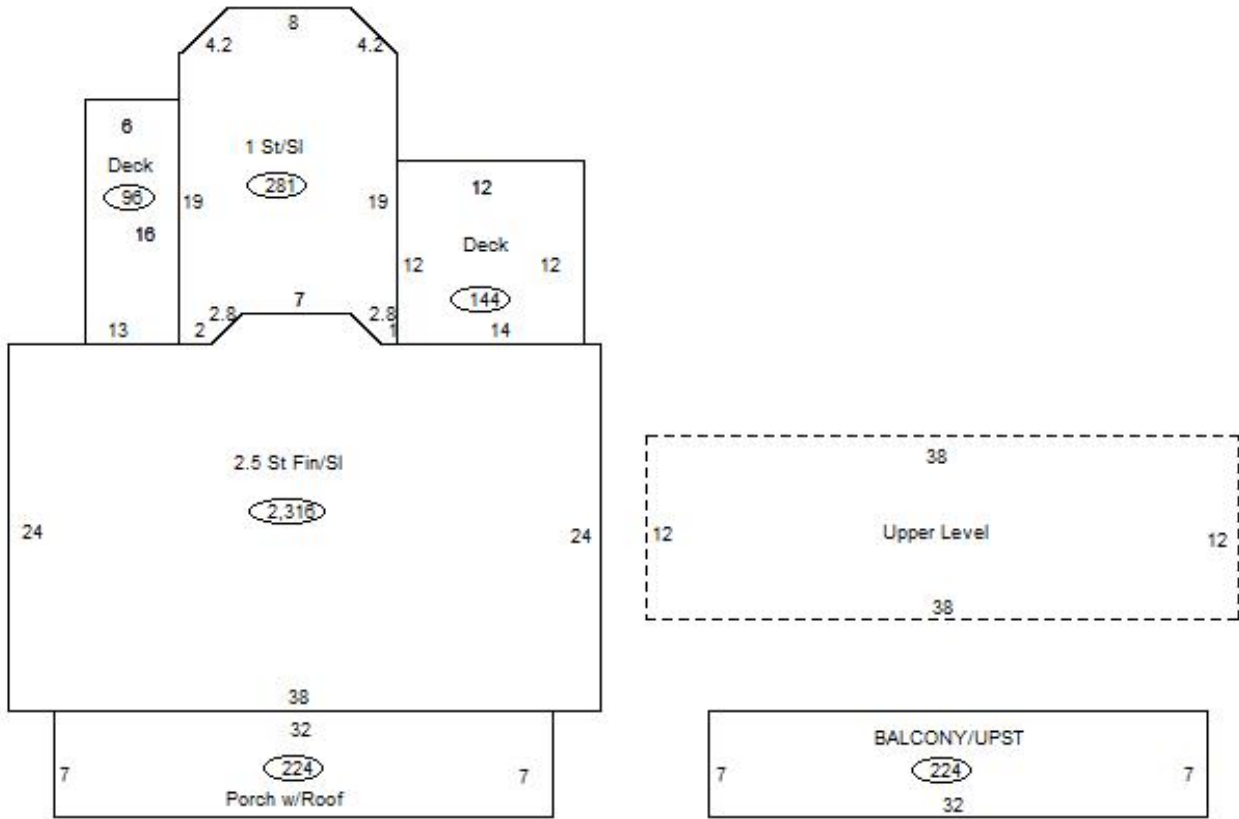
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Date 04/17/2026
 Time 03:30:56
 Page 3

Sketch Image

660004725



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	7	Slab	13	2.5 St Fin/Sl	930	2.490	2,316
2	M	PRCH		13	SLBC	224	1.000	224
3	M	BALW		13	Balcony	224	1.000	224
4	R	1	Slab	13	1 St/Sl	281	1.000	281
5	M	WODO		13	WODO	144	1.000	144
6	M	WODO		13	WODO	96	1.000	96
7	U	^UL	Overhang	13	Upper Level	456	1.000	456
Total Building Area						1,211		2,597



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Date 04/17/2026
 Time 03:30:56
 Page 4

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

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	840 / 1,190
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	840
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	700 Attached Garage - Finished
Remodel	
Year/Eff Age	2007 / 19



\\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	
Adusted R	0.8445		
Indicated Value	178,900	150.34	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	81.38	Total Misc Impr	+	4,180	
Roofing Adj	+ 3.15	Garage Cost	+	19,215	
Subfloor Adj	+ 0.00	Total RCN	=	141,253	
Heat/Cool Adj	+ 10.30	Depreciation (26%)	-	36,726	
Plumbing Adj	+ 4.21	Lump Sums	+	2,539	
Basement Adj	+ 0.00	RCNLD	=	107,066	
Adj Base Cost	= 99.04	Lot Value	+		
Total Area	x 1,190	Indicated Value	=	107,066	
Adjusted Cost	= 117,858	Value Per SqFt		89.97	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,066		
Lot Value			
Indicated Value	107,066	89.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	107,066	89.97	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	12033	10x5		50	21.14		1,057
WODO	WOOD DECK - OPEN	12034	23x5		115	23.49	6%	2,539
PRCH	SLAB PORCH - COVERED	12035	30x5		150	20.82		3,123



Rogers

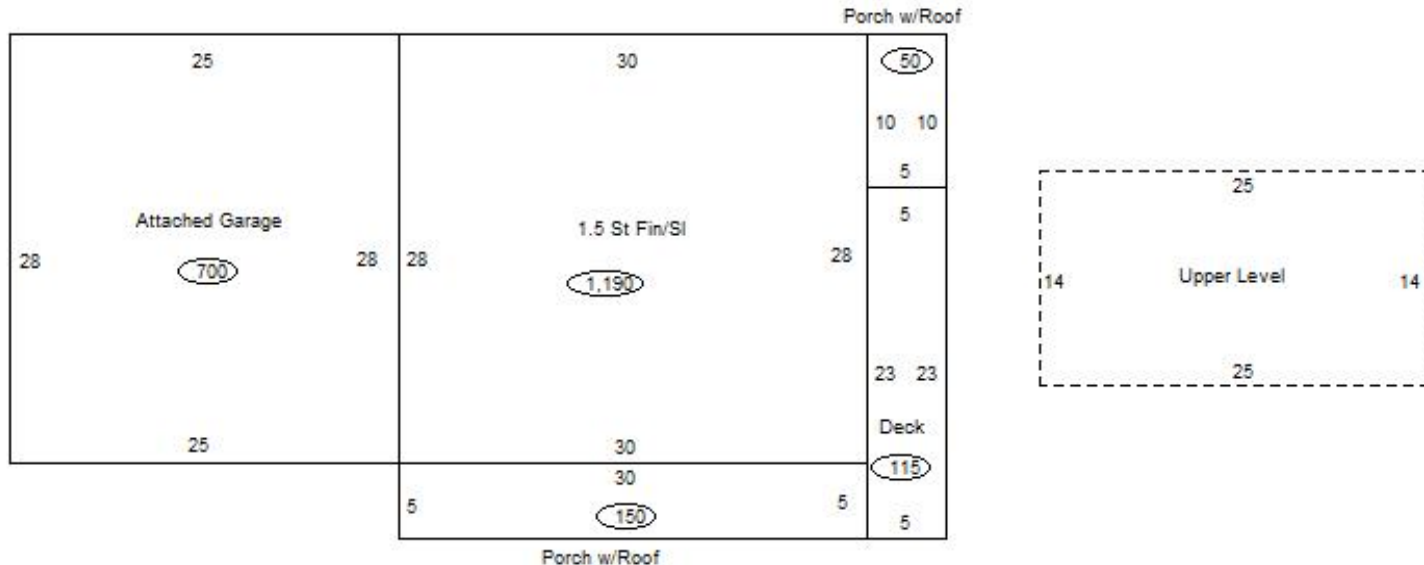
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Sketch Image

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Sketch Vector Information

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1	R	5	Slab	13	1.5 St Fin/Sl	840	1.417	1,190
2	G	1		13	Attached Garage	700	1.000	700
3	M	PRCH		13	SLBC	50	1.000	50
4	M	WODO		13	WODO	115	1.000	115
5	M	PRCH		13	SLBC	150	1.000	150
6	U	^UL		13	Upper Level	350	1.000	350
Total Building Area						840		1,190