



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 18:06:30  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005647 <b>Parcel ID</b> 000000-00-0-00813-001-0001 <b>Cadastral ID</b> 06-21-17-00100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 93 - JUSTUS/TRI-DISTRICT FIRE <b>Name ID</b> 317076 THOMAS, CHAD CLAYTON & LAURA WALKER & CLAY J SR & DELORIS L MAYES 18606 S 4200 RD CLAREMORE OK 74017-0000					<p>660005647 08/20/25</p> <p>660005647_001.JPG 9/3/2025</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 16972 E 470 RD <b>Subdivision</b> THOMAS HEIGHTS <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 21 / 17 / 5 <b>Neighborhood</b> 1070 - R-V03-SE JUSTUS-SEQUOYAH <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.33573782 -95.52582344 LOT 1 BLOCK 1 THOMAS HEIGHTS					<b>Building Permits</b> <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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 3.67 <b>Non-Ag Acres</b> 3.4454 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 150,083.00 x .65 = 97,772 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 97,772		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Stone 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,792 / 1,792
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1929 / 73

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 104,311 58.21 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 1 <b>Indicated Value</b> 60,070 Per SqFt

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 54,237 <b>Lot Value</b> 97,772 <b>Indicated Value</b> 152,009 84.83 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 29,128 <b>Total Value</b> 181,137 101.08 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	87.39	<b>Total Misc Impr</b>	+ 8,066				
<b>Roofing Adj</b>	+ 3.66	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 2.19	<b>Total RCN</b>	= 198,627				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 78%)</b>	- 154,929				
<b>Plumbing Adj</b>	+ 2.80	<b>Lump Sums</b>	+ 10,539				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 54,237				
<b>Adj Base Cost</b>	= 106.34	<b>Lot Value</b>	+ 97,772				
<b>Total Area</b>	x 1,792	<b>Indicated Value</b>	= 152,009				
<b>Adjusted Cost</b>	= 190,561	<b>Value Per SqFt</b>	84.83				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
WODC	WOOD DECK - COVERED	13498	12x6		72	44.47		3,202
PRCH	SLAB PORCH - COVERED	13499	28x6		168	20.77		3,489
WODC	WOOD DECK - COVERED	13500	19x12		228	32.18		7,337



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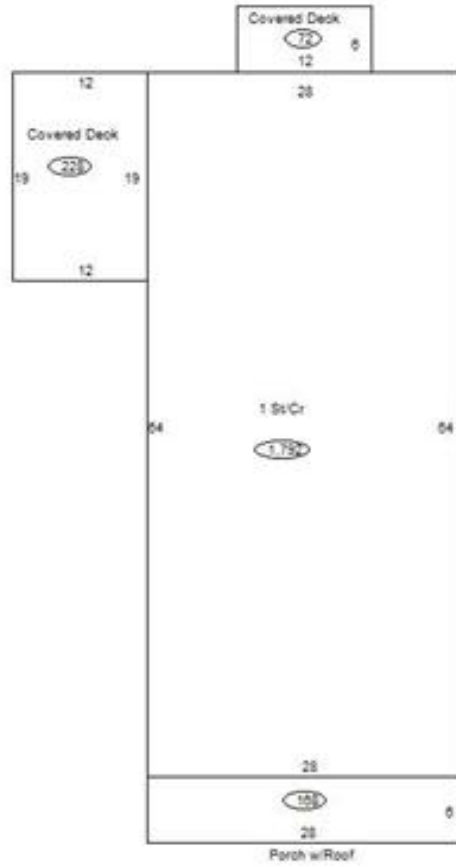
Date 04/17/2026

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### Sketch Image

660005647



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,792	1.000	1,792
2	M	WODC		13	WODC	72	1.000	72
3	M	PRCH		13	SLBC	168	1.000	168
4	M	WODC		13	WODC	228	1.000	228
<b>Total Building Area</b>						1,792		1,792



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,008	
	Qual 2	Cond 3	Year		Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (31.24 x 1,008)		31,490		31,490	4,724	26,766
	LF	LOAFING SHED	28x36x0			1,008	
	Qual 3	Cond 3	Year		Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.26 x 1,008)		4,294		4,294	1,932	2,362
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year		Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year		Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						