



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:13:35
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Assessment Data					Primary Image																																																																																																																				
Account 660005793 Parcel ID 000000-00-0-00606-004-0019 Cadastral ID 06-22-16-02690 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 280980 TINDELL, PHILIS ANN & STEPHEN LEE 15721 S 4220 RD CLAREMORE OK 74017-0516 Parcel Location Situs 10033 N HWY 88 Subdivision PONDEROSA Lot/Block 0019 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 22 / 16 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
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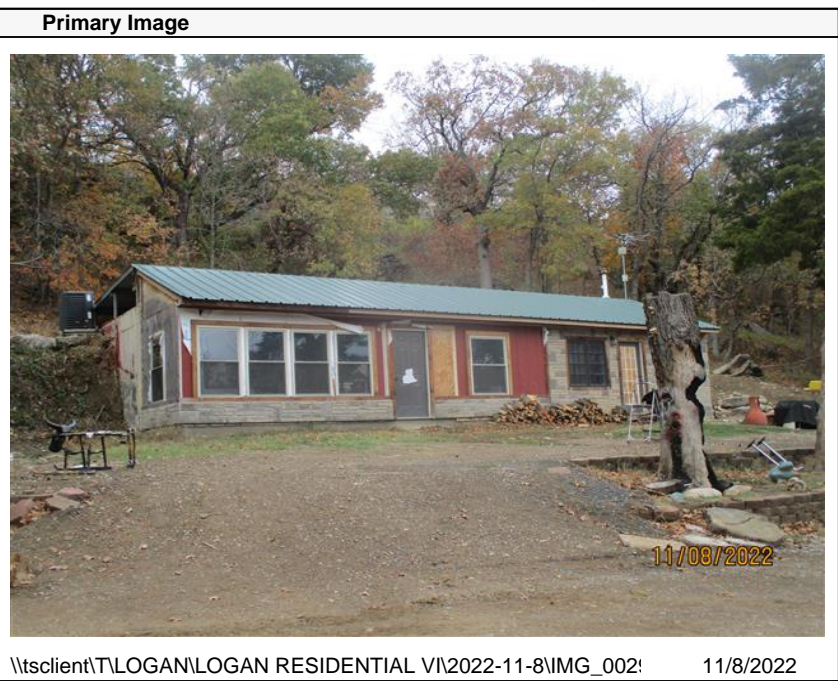
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4811		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	20,958.00 x 3.15 = 66,018		
Factor Value			
Adjustments	1.0000		
Lot Value	66,018		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-8\IMG_002! 11/8/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,700 / 1,700
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,700
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1989 / 28

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	98,313 57.83 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	101,240 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	101,164
Lot Value	66,018
Indicated Value	167,182 98.34 Per SqFt
Agland Value	
Site Improvements	
Total Value	167,182 98.34 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	77.89	Total Misc Impr	+ 0				
Roofing Adj	+ 4.26	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 168,606				
Heat/Cool Adj	+ 9.89	Depreciation (40%)	- 67,442				
Plumbing Adj	+ 7.14	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 101,164				
Adj Base Cost	= 99.18	Lot Value	+ 66,018				
Total Area	x 1,700	Indicated Value	= 167,182				
Adjusted Cost	= 168,606	Value Per SqFt	98.34				

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



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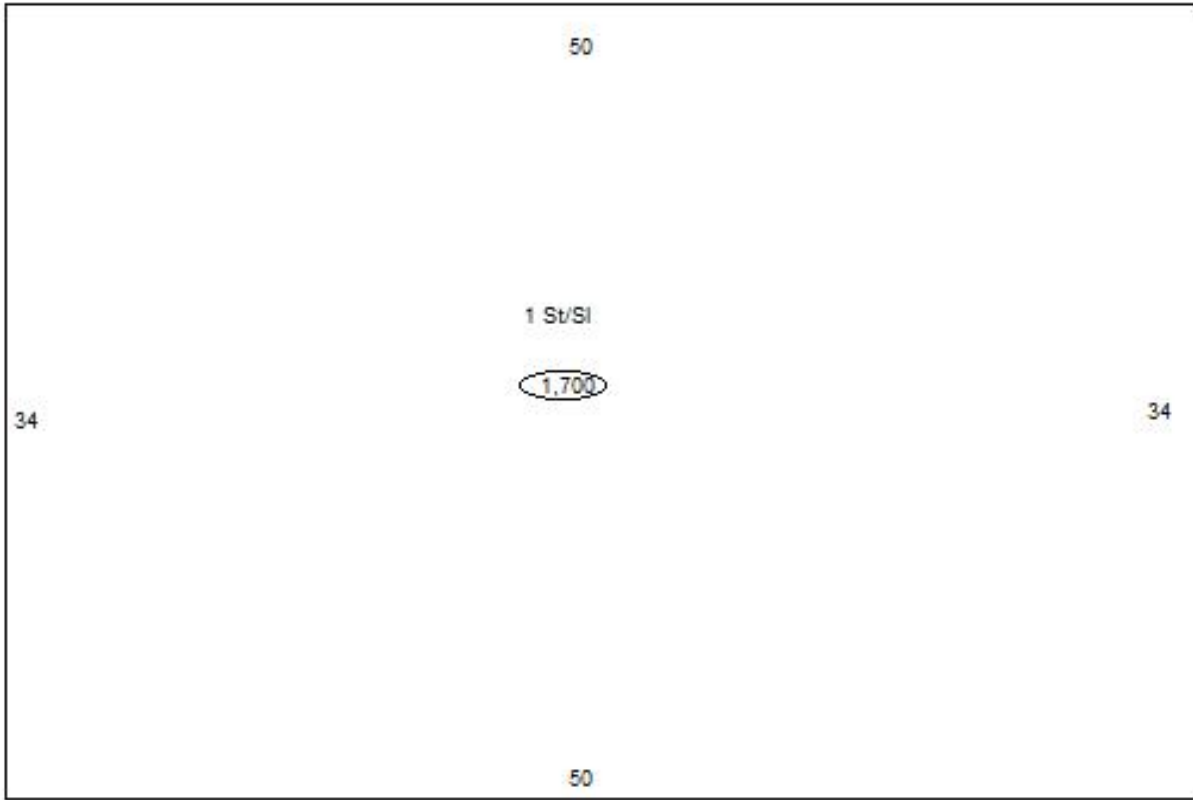
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Sketch Image

660005793



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,700	1.000	1,700
Total Building Area						1,700		1,700