



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 660006550 Parcel ID 22N17E-07-3-00000-000-0000 Cadastral ID 07-22-17-02700 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 325952 DAVIS, COLTON & STANLEY 16261 E 430 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16261 E 430 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 7 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description W2 W2 SW SE SW Lat/Long: 36.39527820 -95.53828055																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 2.5 Non-Ag Acres 2.4774 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 107,916.00 x .45 = 48,759 Factor Value Adjustments 1.0000 Lot Value 48,759		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 3 - Average Architecture THF TINY HOME ON FOUNDATION Style 100% One Story Exterior Wall 100% Frame, Siding, Wood Base/Total Area 508 / 508 Style 100% One Story HVAC 1 Wall Air Conditioners (Count) Roof Cover 1 Composition Shingle Area on Slab 0 Fixture/RghIn 4 / Bed/F/H Bath 2 / 1.0 / Basement Area Garage Type Remodel Year/Eff Age 2017 / 7		

PFS 10/6/2020

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	37,584		
Lot Value	48,759		
Indicated Value	86,343	169.97	Per SqFt
Agland Value			
Site Improvements	26,560		
Total Value	112,903	222.25	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	49.18	Total Misc Impr	+	0
Roofing Adj	+ 5.82	Garage Cost	+	
Subfloor Adj	+ 0.00	Total RCN	=	34,087
Heat/Cool Adj	+ 0.00	Depreciation (7%)	-	2,386
Plumbing Adj	+ 12.10	Lump Sums	+	5,883
Basement Adj	+ 0.00	RCNLD	=	37,584
Adj Base Cost	= 67.10	Lot Value	+	48,759
Total Area	x 508	Indicated Value	=	86,343
Adjusted Cost	= 34,087	Value Per SqFt		169.97

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	167566	132		132	44.57		5,883



Rogers

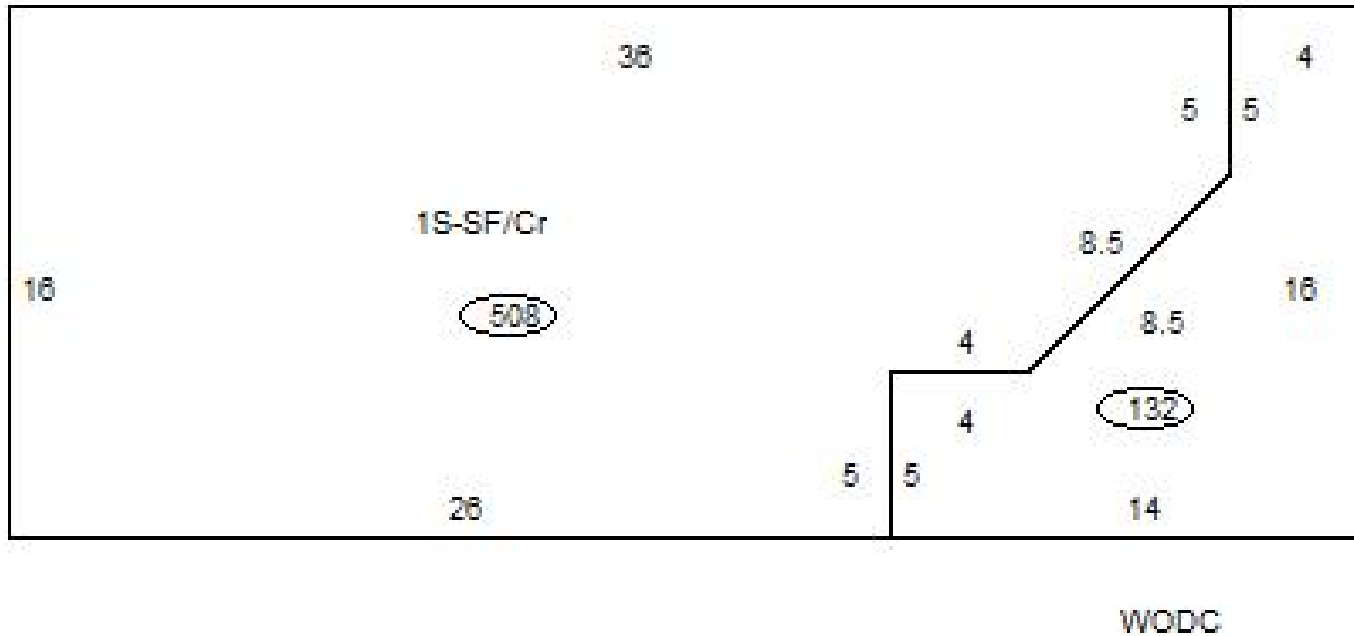
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Sketch Image

660006550



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1S-SF/Cr	508	1.000	508
2	M	WODC		10	WODC	132	1.000	132
Total Building Area						508		508



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660006550

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	40x16x0			640
	Qual	4	Cond 3	Year 2017	Eff Age 7	
	Valuation Summary		Modifier Total	RCN	Depr (28% Phys/ % Func)	RCNLD
	Base Cost (38.20 x 640)	24,448		24,448	6,845	17,603
	SHDS	Shed - Small	12x20x8	Plank	Composition Shingle	240
	Qual	3	Cond 2	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (22.62 x 240)	5,429		5,429	3,800	1,629
	BNGP	Barn - General Purpose	40x50x10	Dirt	Galvanized Metal	2,000
	Qual	3	Cond 2	Year 1970	Eff Age 56	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ 0% Func)	RCNLD
	Base Cost (18.32 x 2,000)	36,640		36,640	29,312	7,328