




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 08:14:14  
Page 1

Assessment Data					Primary Image																																																																																																																			
<b>Account</b> 660011059 <b>Parcel ID</b> 000000-00-0-00459-002-0005 <b>Cadastral ID</b> 10-21-17-03450 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 3 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 313638 BOYLES, CHESTER B JR  20143 S LITTLE FOX DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 20143 S LITTLE FOX DR <b>Subdivision</b> LITTLE FOX ESTATES <b>Lot/Block</b> 0005 / 0002 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 17 / 5 <b>Neighborhood</b> 1061 - R-V03-SE SEQUOYAH <b>School District</b> S006 - SEQUOYAH SCHOOLS					 <p>\\tsclient\TRANDY\RANDY VISUAL INSPECTION\2021-4-27\IMG_ 4/27/2021</p>																																																																																																																			
<b>Legal Description</b> Lot/Long: 36.31993118 -95.48139678 LOT 4 & 5 BLOCK 2 LITTLE FOX ESTATES.																																																																																																																								
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Lot Data	Square-Foot - NBHD 1061 #1
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Square-Foot
Base Lot Value	209,550.00 x .30 = 63,690
Factor Value	
Adjustments	
Lot Value	63,690



Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,112 / 1,112
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1960 / 53

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	95,522 85.90 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	111,470 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.33	Total Misc Impr	+ 0
Roofing Adj	+ 5.12	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 145,249
Heat/Cool Adj	+ 12.64	Depreciation ( 57%)	- 82,792
Plumbing Adj	+ 5.53	Lump Sums	+ 3,344
Basement Adj	+ 0.00	RCNLD	= 65,801
Adj Base Cost	= 130.62	Lot Value	+ 63,690
Total Area	x 1,112	Indicated Value	= 129,491
Adjusted Cost	= 145,249	Value Per SqFt	116.45

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	65,801
Lot Value	63,690
Indicated Value	129,491 116.45 Per SqFt
Agland Value	
Site Improvements	4,211
Total Value	133,702 120.24 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	26536	328		328	16.99	40%	3,344



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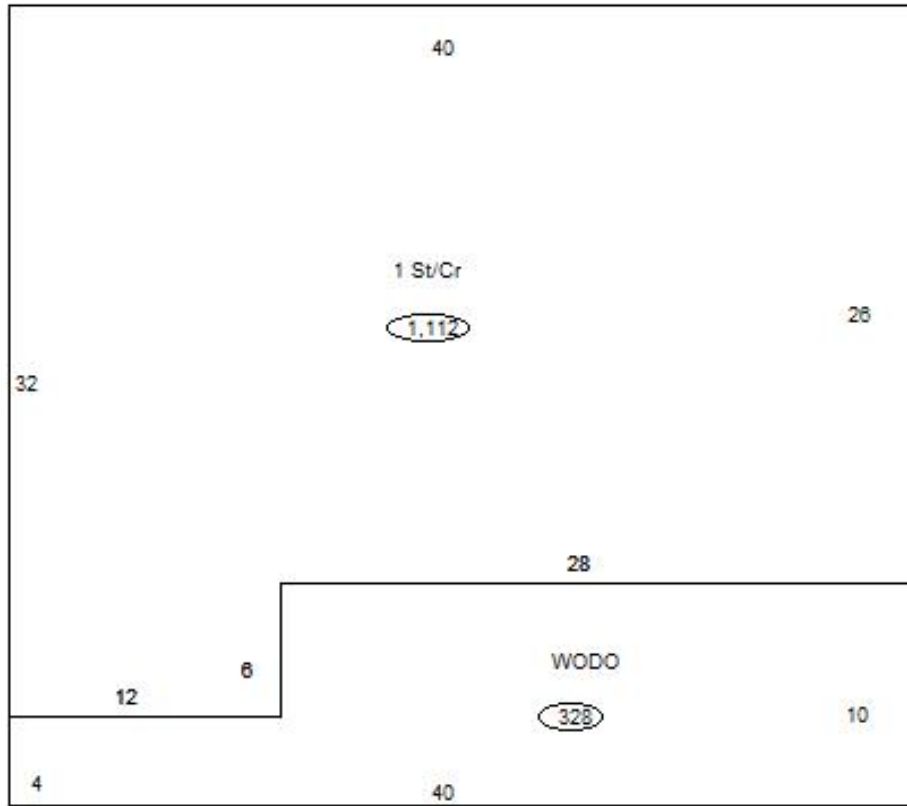
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### Sketch Image

660011059



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,112	1.000	1,112
2	M	WODO		10	WODO	328	1.000	328
<b>Total Building Area</b>						1,112		1,112



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	Carport - Detached	24x16x10	Gravel	Formed Metal	384	
	Qual	2	Cond 2	Year 2024	Eff Age 2		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (12% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.25 x 384)		2,400		2,400	288	2,112
	LF	LOAFING SHED	20x12x0			240	
	Qual		Cond	Year 2021	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 240)		1,022		1,022	767	255
	LT	LEAN-TO	0x0x0			288	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 288)		841		841	589	252
	LT	LEAN-TO	0x0x0			240	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 240)		701		701	491	210
	DTGF	DETACHED GARAGE FAIR	0x0x0			288	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (16.00 x 288)		4,608		4,608	3,226	1,382
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (3.50 x )						