



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660011265 <b>Parcel ID</b> 22N17E-10-1-00000-000-0000 <b>Cadastral ID</b> 10-22-17-01210 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 308858 FROMAN, CARY F LIVING TRUST  PO BOX 1166 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 14080 S 4230 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 7 - Acres <b>Sec/Twn/Rng</b> 10 / 22 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: NE NE NE LESS N 198' THEREOF																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 7 <b>Non-Ag Acres</b> 1.0213 <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> 44,489.00 x .55 = 24,376 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 24,376		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	5% Veneer, Masonry 95% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,672 / 1,672
<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>	1,672
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	624 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1988 / 29

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>	220,682	131.99	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	89.24	<b>Total Misc Impr</b>	+ 19,733				
<b>Roofing Adj</b>	+ 4.13	<b>Garage Cost</b>	+ 16,336				
<b>Subfloor Adj</b>	+ -1.09	<b>Total RCN</b>	= 223,617				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 39%)</b>	- 87,211				
<b>Plumbing Adj</b>	+ 8.42	<b>Lump Sums</b>	+ 10,631				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 147,037				
<b>Adj Base Cost</b>	= 112.17	<b>Lot Value</b>	+ 24,376				
<b>Total Area</b>	x 1,672	<b>Indicated Value</b>	= 171,413				
<b>Adjusted Cost</b>	= 187,548	<b>Value Per SqFt</b>	102.52				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	147,037		
<b>Lot Value</b>	24,376		
<b>Indicated Value</b>	171,413	102.52	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	27,657		
<b>Total Value</b>	199,070	119.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	26614	654		654	22.38		14,637
WODO	WOOD DECK - OPEN	116879	699		699	16.01	5%	10,631



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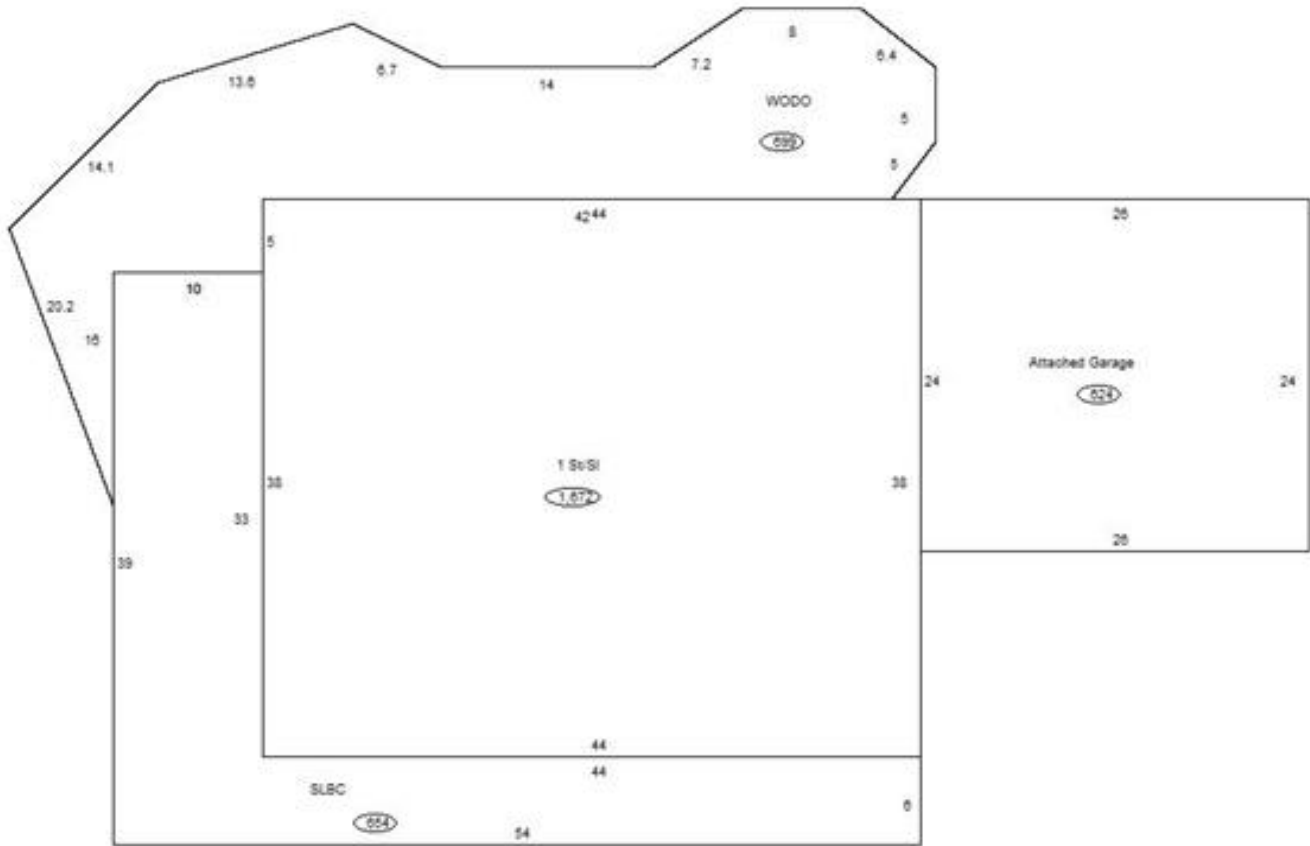
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,672	1.000	1,672
2	G	1		10	Attached Garage	624	1.000	624
3	M	PRCH		10	SLBC	654	1.000	654
4	M	WODO		10	WODO	699	1.000	699
<b>Total Building Area</b>						<b>1,672</b>		<b>1,672</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			960	
	Qual 2	Cond 3	Year		Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (31.28 x 960)		30,029		30,029	3,003	27,026
	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 (10% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (2.92 x 240)		701		701	70	631