



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:03:20
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660011270 Parcel ID 22N17E-10-1-00000-000-0000 Cadastral ID 10-22-17-01250 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 285014 MCFARLAND, BENEVA A 14250 S 4230 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14250 S 4230 RD Subdivision Lot/Block / Parcel Size 4.24 - Acres Sec/Twn/Rng 10 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 10/13/2020</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	4.24		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	188,591.00 x .37 = 68,928		
Factor Value			
Adjustments	1.0000		
Lot Value	68,928		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1(10/13/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,234 / 1,234
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	900 Detached Garage - Finished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	150,651 122.08 Per SqFt

Direct Comparables

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

Cost Approach Manual : 01/2025

Base Cost	80.62	Total Misc Impr	+	15,098
Roofing Adj	+ 3.82	Garage Cost	+	23,481
Subfloor Adj	+ 2.39	Total RCN	=	169,062
Heat/Cool Adj	+ 9.48	Depreciation (46%)	-	77,769
Plumbing Adj	+ 9.43	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	91,293
Adj Base Cost	= 105.74	Lot Value	+	68,928
Total Area	x 1,234	Indicated Value	=	160,221
Adjusted Cost	= 130,483	Value Per SqFt		129.84

Value Reconciliation

Selected Approach	Cost Approach
Improvements	91,293
Lot Value	68,928
Indicated Value	160,221 129.84 Per SqFt
Agland Value	
Site Improvements	13,208
Total Value	173,429 140.54 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	26620	33x8		264	17.70		4,673
PRCH	SLAB PORCH - COVERED	26621	400		400	17.47		6,988
PRCH	SLAB PORCH - COVERED	26622	32x6		192	17.90		3,437



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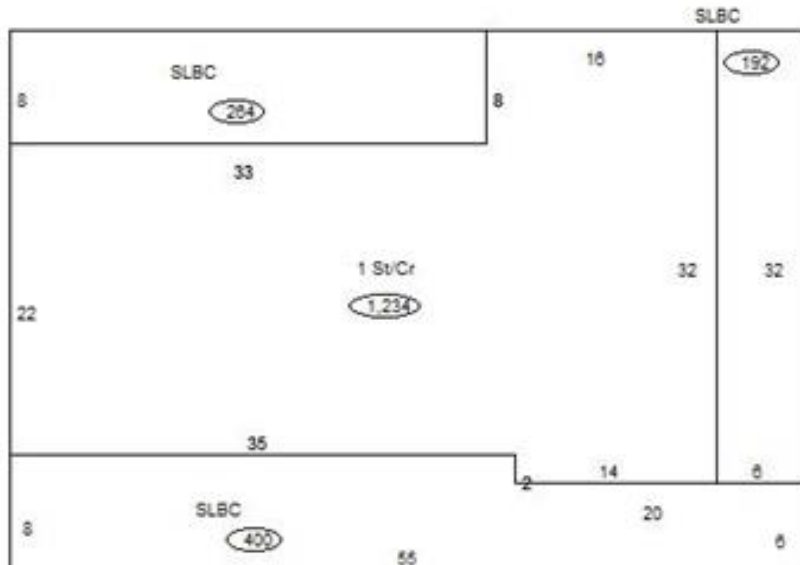
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Sketch Image

660011270



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,234	1.000	1,234
2	M	PRCH		13	SLBC	264	1.000	264
3	M	PRCH		13	SLBC	400	1.000	400
4	M	PRCH		13	SLBC	192	1.000	192
5	G	6		13	Det Fin Gar	900	1.000	900
Total Building Area						1,234		1,234



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - Freestall	40x30x10	Dirt	Formed Metal	1,200
	Qual 3	Cond 3	Year 1995	Eff Age 23		

Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
Base Cost (22.93 x 1,200)	27,516	27,516	14,308	13,208