



# 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	660011274													
Parcel ID	22N17E-10-3-00000-000-0000													
Cadastral ID	10-22-17-01600													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	70 - FOYIL RURAL/FOYIL FIRE													
Name ID	348645													
NELSON, SHAUNE														
19181 E 430 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	19181 E 430 RD													
Subdivision														
Lot/Block	/	Parcel Size	18 - Acres											
Sec/Twn/Rng	10 / 22 / 17 / 3													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S007 - FOYIL SCHOOLS													
Legal Description Lat/Long: 36.39633033 -95.48599338														
E2 SW SW LESS S 499.9' W 178.7 2 AC CEMETERY														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	NELSON, DENIS H	07/14/2021	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.660	Current Tax						
Remove Cap	0	Land Value	2,616	2,616	11%	288	Assessed	7,761	788.98					
Year Frozen	0	Improvements	87,087	67,931		7,473	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-89.00					
TIF Project ID	0	Total Value	89,703	70,547		7,761	Total Taxable	6,761	700.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660011274	NELSON, DENIS H			70	87,187	1000	6,534	677.00					
2024	2024-660011274	NELSON, DENIS H			70	68,364	1000	6,316	672.00					
2023	2023-660011274	NELSON, DENIS H			70	64,563	1000	6,102	650.00					
2022	2022-660011274	NELSON, DENIS H			70	64,936	1000	6,143	658.00					
2021	2021-660011274	NELSON, DENIS H			70	74,131	1000	7,155	744.00					
2020	2020-660011274	NELSON, DENIS H			70	73,421	1000	7,077	765.00					
2019	2019-660011274	NELSON, DENIS H			70	73,257	1000	7,059	767.00					
2018	2018-660011274	NELSON, DENIS H			70	78,079	1000	7,214	768.00					
2017	2017-660011274	NELSON, DENIS H			70	77,237	1000	6,975	746.00					
2016	2016-660011274	NELSON, DENIS H			70	75,710	1000	6,743	747.00					
2015	2015-660011274	NELSON, DENIS H			70	73,132	1000	6,518	715.00					
2014	2014-660011274	NELSON, DENIS H			70	76,320	1000	6,298	683.00					
2013	2013-660011274	NELSON, DENIS H			70	73,341	1000	6,086	645.00					



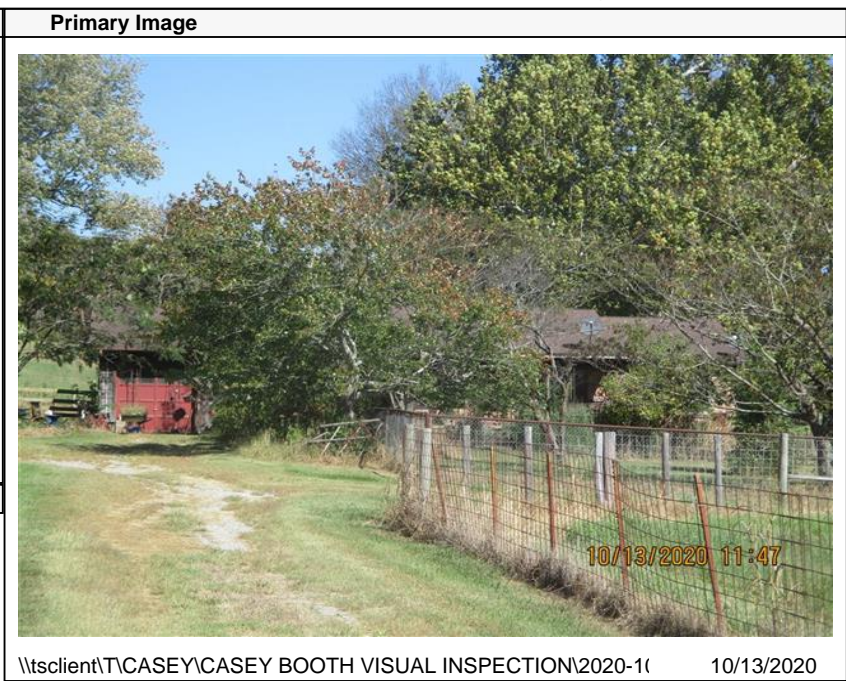
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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,352 / 1,352
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	1,352 Total
Garage Type	364 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 58

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

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

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	94.67	Total Misc Impr	+ 6,675
Roofing Adj	+ 3.90	Garage Cost	+ 9,260
Subfloor Adj	+ 2.31	Total RCN	= 186,841
Heat/Cool Adj	+ 0.76	Depreciation ( 65%)	- 121,447
Plumbing Adj	+ 6.94	Lump Sums	+ 0
Basement Adj	+ 17.83	RCNLD	= 65,394
Adj Base Cost	= 126.41	Lot Value	+ 65,394
Total Area	x 1,352	Indicated Value	= 65,394
Adjusted Cost	= 170,906	Value Per SqFt	48.37

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	65,394
Lot Value	
Indicated Value	65,394 48.37 Per SqFt
Agland Value	2,616
Site Improvements	21,693
Total Value	89,703 66.35 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	26629	25x4		100	20.98		2,098



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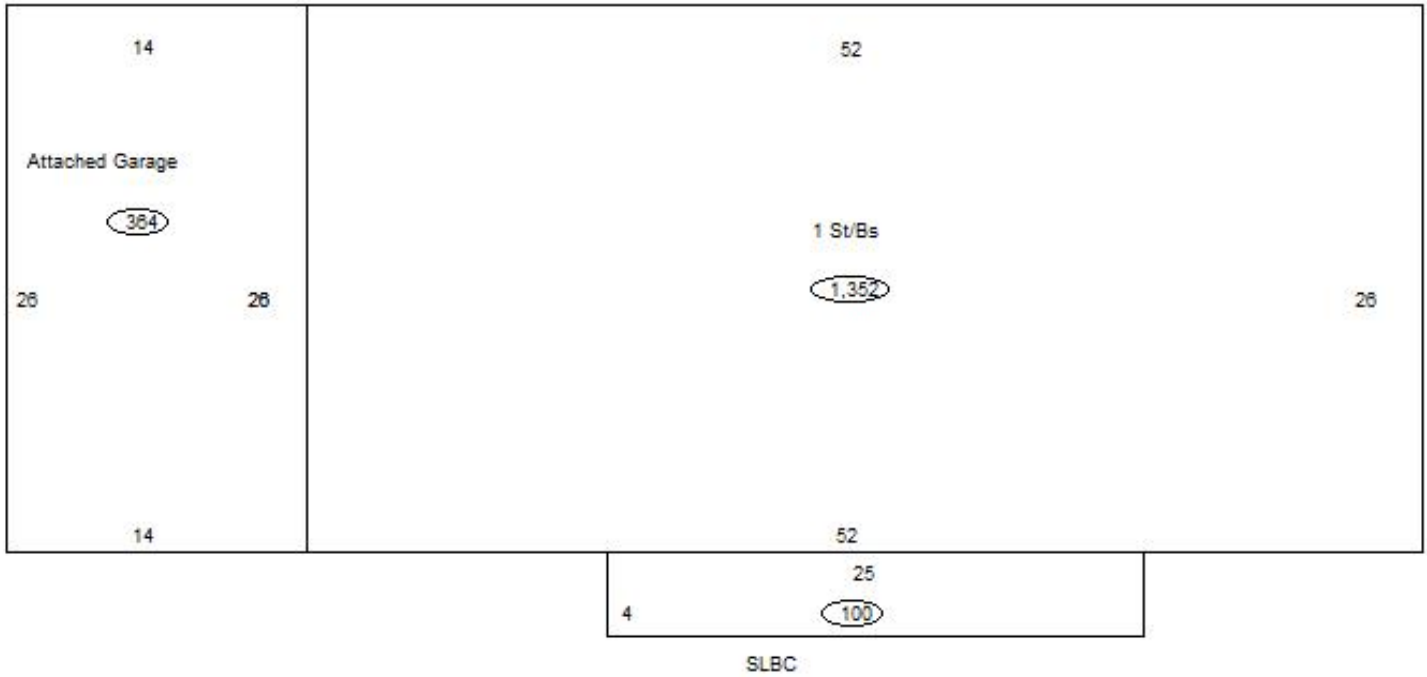
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Basement	10	1 St/Bs	1,352	1.000	1,352
2	G	1		10	Attached Garage	364	1.000	364
3	M	PRCH		10	SLBC	100	1.000	100
<b>Total Building Area</b>						<b>1,352</b>		<b>1,352</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	60x40x8	Dirt	Galvanized Metal	2,400
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 35		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (18.49 x 2,400)	44,376		44,376	27,069	17,307

	BNGP	Barn - General Purpose	22x24x8	Dirt	Galvanized Metal	528
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 1980	<b>Eff Age</b> 35		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (21.30 x 528)	11,246		11,246	6,860	4,386



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VD	VERDIGRIS SILT LOAM	TMBR	95		0	3.000	171	171	513	513
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	5.000	85	85	423	423
<b>TMBR Totals</b>						8.000			936	936
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	10.000	168	168	1,680	1,680
<b>IMP PST Totals</b>						10.000			1,680	1,680
<b>Total Agland</b>						18.000			2,616	2,616