




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:02:48  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012968 <b>Parcel ID</b> 22N17E-12-3-00000-000-0000 <b>Cadastral ID</b> 12-22-17-01500 <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> 263117 MARSHALL, ADAM R &  CHRISTINA L 14901 S 4240 RD CLAREMORE OK 74017-0000					 <p style="text-align: right; color: orange;">10/15/2020 10:56</p> <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 10/15/2020</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 14901 S 4240 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.18 - Acres <b>Sec/Twn/Rng</b> 12 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.39653104 -95.45292252 S 288' W2 NW SW SW LESS & EXCEPT THE N 180' THEREOF					<b>Building Permits</b> <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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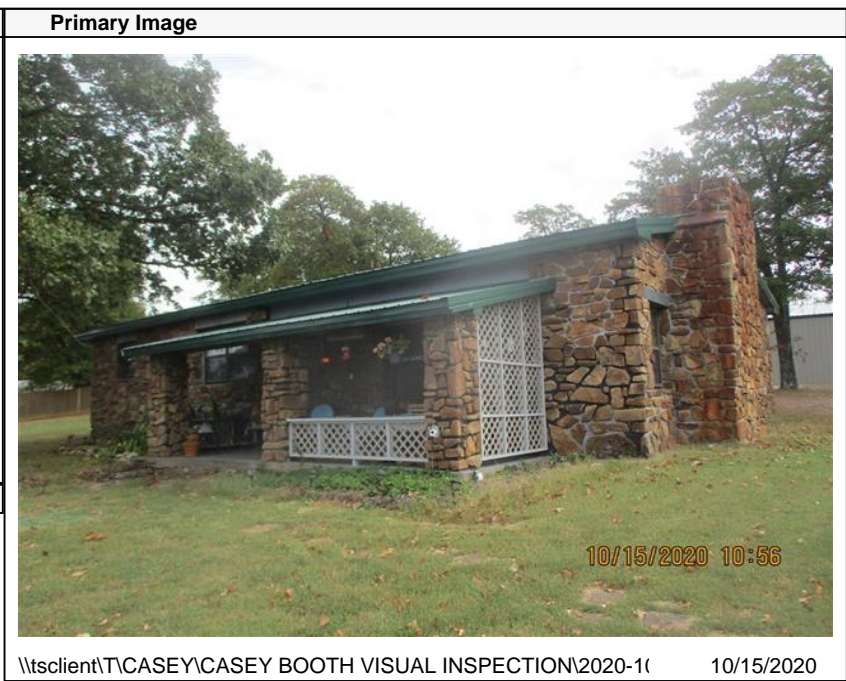
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	2.18		
Non-Ag Acres	2.2095		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	96,246.00 x .48 = 45,842		
Factor Value			
Adjustments	1.0000		
Lot Value	45,842		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1( 10/15/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,600 / 1,600
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,600
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 42

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	153,366 95.85 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	94,546
Lot Value	45,842
Indicated Value	140,388 87.74 Per SqFt
Agland Value	
Site Improvements	57,141
Total Value	197,529 123.46 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.75	Total Misc Impr	+ 13,642
Roofing Adj	+ 4.40	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 196,970
Heat/Cool Adj	+ 10.30	Depreciation ( 52%)	- 102,424
Plumbing Adj	+ 3.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 94,546
Adj Base Cost	= 114.58	Lot Value	+ 45,842
Total Area	x 1,600	Indicated Value	= 140,388
Adjusted Cost	= 183,328	Value Per SqFt	87.74

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	31080	21x11		231	22.74		5,253
PRCH	SLAB PORCH - COVERED	31081	23x8		184	20.72		3,812



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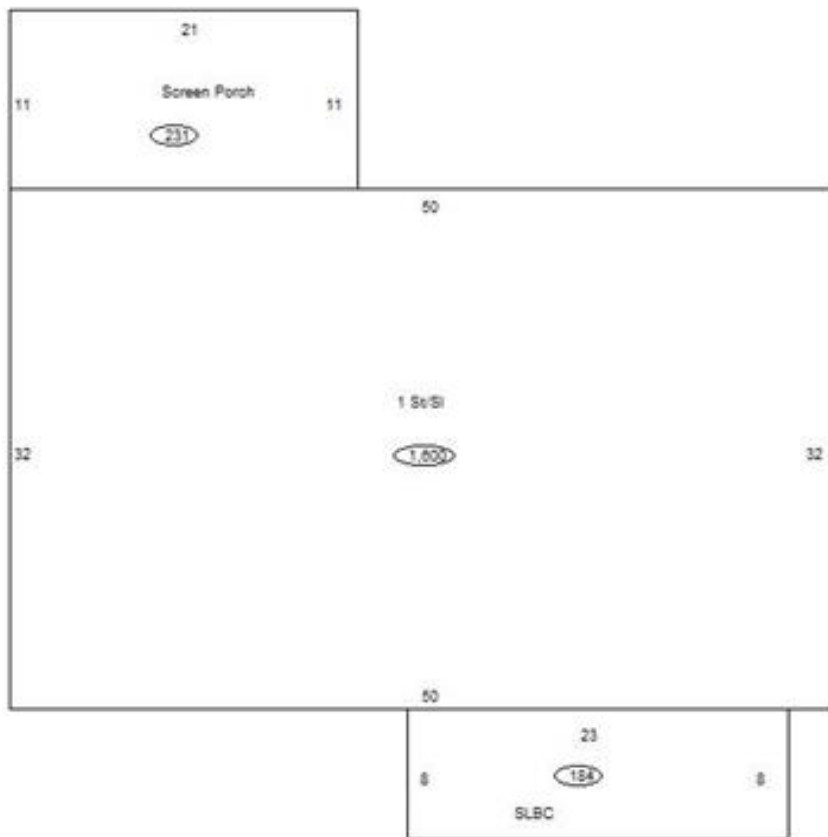
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Sketch Image

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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/Sl	1,600	1.000	1,600
2	M	EPKS		10	Screen Porch	231	1.000	231
3	M	PRCH		10	SLBC	184	1.000	184
<b>Total Building Area</b>						1,600		1,600



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
UTIL	Shop Building		60x40x10	Concrete	Formed Metal	2,400
<b>Qual</b>	2	<b>Cond</b> 3	<b>Year</b> 2021	<b>Eff Age</b> 4		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25.09 x 2,400)	60,216		60,216	4,215	56,001

SHDS	Shed - Small		10x8x8	Plank	Formed Metal	80
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 1990	<b>Eff Age</b> 27		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (71% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (29.68 x 80)	2,374		2,374	1,686	688

CPDT	Carport - Detached		20x20x8	Gravel	Formed Metal	400
<b>Qual</b>	3	<b>Cond</b> 3	<b>Year</b> 0	<b>Eff Age</b> 1520		

<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (5.65 x 400)	2,260		2,260	1,808	452