



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:03:25  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013406 <b>Parcel ID</b> 22N16E-13-1-00000-000-0000 <b>Cadastral ID</b> 13-22-16-02300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 75 - SEQUOYAH/FOYIL FD <b>Name ID</b> 37174 VIRDEN, WESLEY D & NORMA J-CO-TRUSTEES VIRDEN FAMILY REVOC TRUST 15301 S HWY 66 CLAREMORE OK 74017-2661																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 15301 S HWY 66 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.58 - Acres <b>Sec/Twn/Rng</b> 13 / 22 / 16 / 1 <b>Neighborhood</b> 6050 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.38935350 -95.55121737 N 165' OF W 527' OF S2 N2 SW NE LYING S & E HY 66 PRESENT ROW & S 165' OF W 527' S2 N2 SW NE LYING S & E HWY 66 ROW					<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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Lot Data		Square-Foot - NBHD 6050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	3.58							
Non-Ag Acres	0							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	165,085.00 x .37 = 61,331			<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-18\IMG_00 11/21/2022</p>				
Factor Value				<b>GRM Approach</b>				
Adjustments	1.0000			GRM Code				
Lot Value	61,331			Gross Rent 0.00				
<b>Residential Data</b>				Indicated Value				
Type	1 Single Family Residence			<b>Multiple Regression</b>				
Condition	3 - Average			MRA Code 1 Test				
Quality	3.5 - Average			Adusted R 0.8445				
Architecture				Indicated Value 404,347 140.59 Per SqFt				
Style	100% One Story			<b>Direct Comparables</b>				
Exterior Wall	15% Frame, Siding, Wood 85% Veneer, Masonry			Selection Model 1 Res				
Base/Total Area	2,876 / 2,876			Adjustment Model A2 AO Test				
Style	100% One Story			Comparables				
HVAC	100% Warmed & Cooled Air			Indicated Value				
Roof Cover	1 Composition Shingle			<b>Value Reconciliation</b>				
Area on Slab	2,876			Selected Approach Cost Approach				
Fixture/RghIn	14 /			Improvements 242,559				
Bed/F/H Bath	4 / 3.0 /			Lot Value 61,331				
Basement Area				Indicated Value 303,890 105.66 Per SqFt				
Garage Type	1,239 Attached Garage - Unfinished			Agland Value				
Remodel	RMA -			Site Improvements 22,688				
Year/Eff Age	1977 / 37			Total Value 326,578 113.55 Total Value Per SqFt				
<b>Cost Approach</b>				<b>Manual : 01/2025</b>				
Base Cost	104.73	Total Misc Impr	+ 16,609					
Roofing Adj	+ 5.05	Garage Cost	+ 46,103					
Subfloor Adj	+ -3.22	Total RCN	= 433,141					
Heat/Cool Adj	+ 14.47	Depreciation ( 44%)	- 190,582					
Plumbing Adj	+ 7.77	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 242,559					
Adj Base Cost	= 128.80	Lot Value	+ 61,331					
Total Area	x 2,876	Indicated Value	= 303,890					
Adjusted Cost	= 370,429	Value Per SqFt	105.66					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	32263	15x13		195	28.82		5,620
PRCH	SLAB PORCH - COVERED	32264	14x8		112	29.16		3,266
PATO	SLAB PORCH - OPEN	32265	10x10		100	12.93		1,293



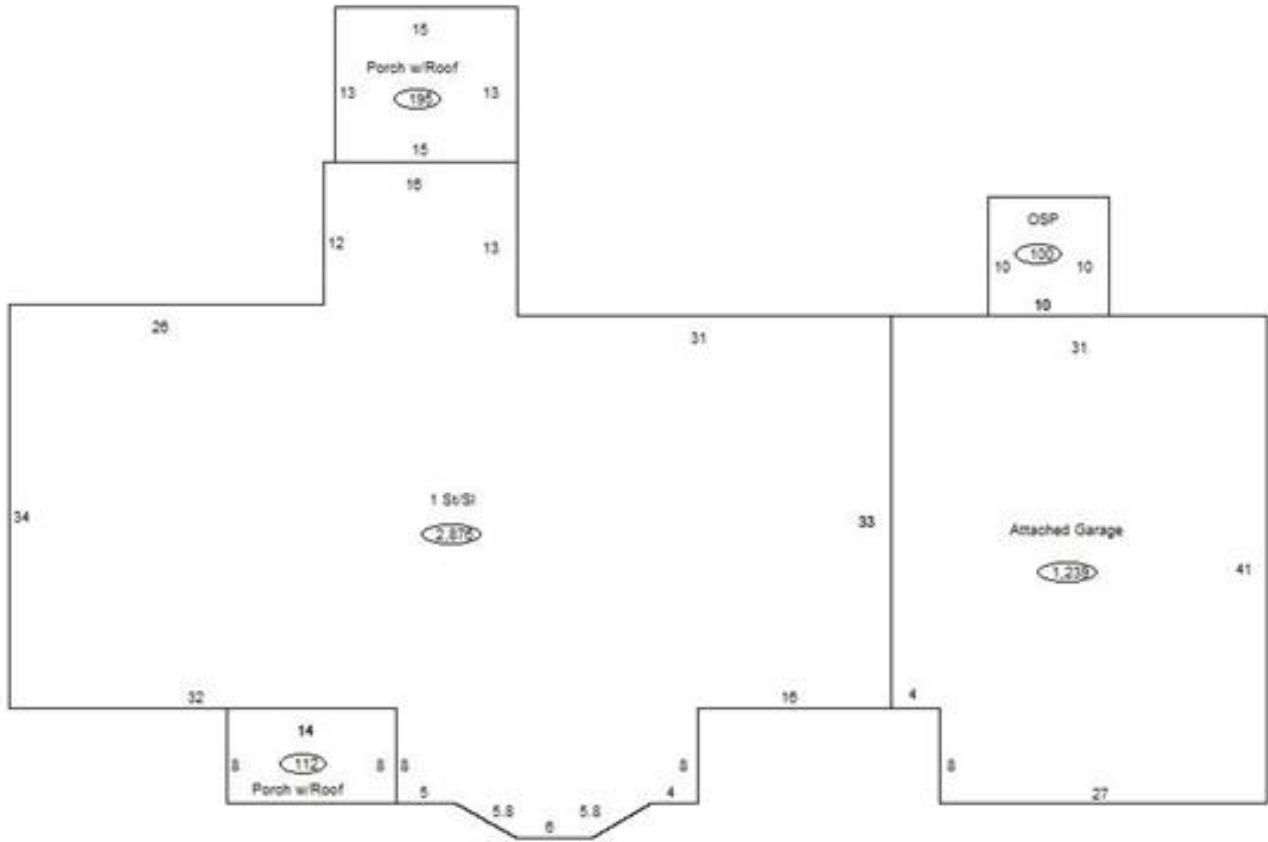
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,876	1.000	2,876
2	G	1		13	Attached Garage	1,239	1.000	1,239
3	M	PRCH		13	SLBC	195	1.000	195
4	M	PRCH		13	SLBC	112	1.000	112
5	M	PATO		13	Open Slab	100	1.000	100
<b>Total Building Area</b>						<b>2,876</b>		<b>2,876</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	22x28x0			616
	Qual	2	Cond 3	Year	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 616)		2,883		2,883	2,883
	STF	STG FAIR	0x0x0			288
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 288)		1,348		1,348 472	876
	GRDT	GARAGE - DETACHED	0x0x0			800
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (27.24 x 800)		21,792		21,792 5,448	16,344
	STF	STG FAIR	10x14x0			140
	Qual	2	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 140)		655		655 524	131
	BARN	BARN	0x0x0			598
	Qual	2	Cond 2	Year	Eff Age 2026	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.26 x 598)		6,135		6,135 3,681	2,454