



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:02:32  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013458 <b>Parcel ID</b> 22N17E-13-2-00000-000-0000 <b>Cadastral ID</b> 13-22-17-01600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 75 - SEQUOYAH/FOYIL FD <b>Name ID</b> 30194 WILLIS, KEITH D &  LAQUETTA 21302 E 430 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 21302 E 430 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 30 - Acres <b>Sec/Twn/Rng</b> 13 / 22 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> W2 NE NW & E2 E2 NW NW Lat/Long: 36.39249884 -95.44837714																																																																																																																									
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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	



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<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% Frame, Siding, Wood
Base/Total Area	1,104 / 1,104
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1975 / 51

<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	91.70	Total Misc Impr	+ 3,988
Roofing Adj	+ 4.13	Garage Cost	+
Subfloor Adj	+ 2.42	Total RCN	= 118,307
Heat/Cool Adj	+ 0.76	Depreciation ( 60%)	- 70,984
Plumbing Adj	+ 4.54	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 47,323
Adj Base Cost	= 103.55	Lot Value	+
Total Area	x 1,104	Indicated Value	= 47,323
Adjusted Cost	= 114,319	Value Per SqFt	42.87

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	47,323
Lot Value	
Indicated Value	47,323 42.87 Per SqFt
Agland Value	2,655
Site Improvements	2,700
Total Value	52,678 47.72 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	32370	12x6		72	55.39		3,988



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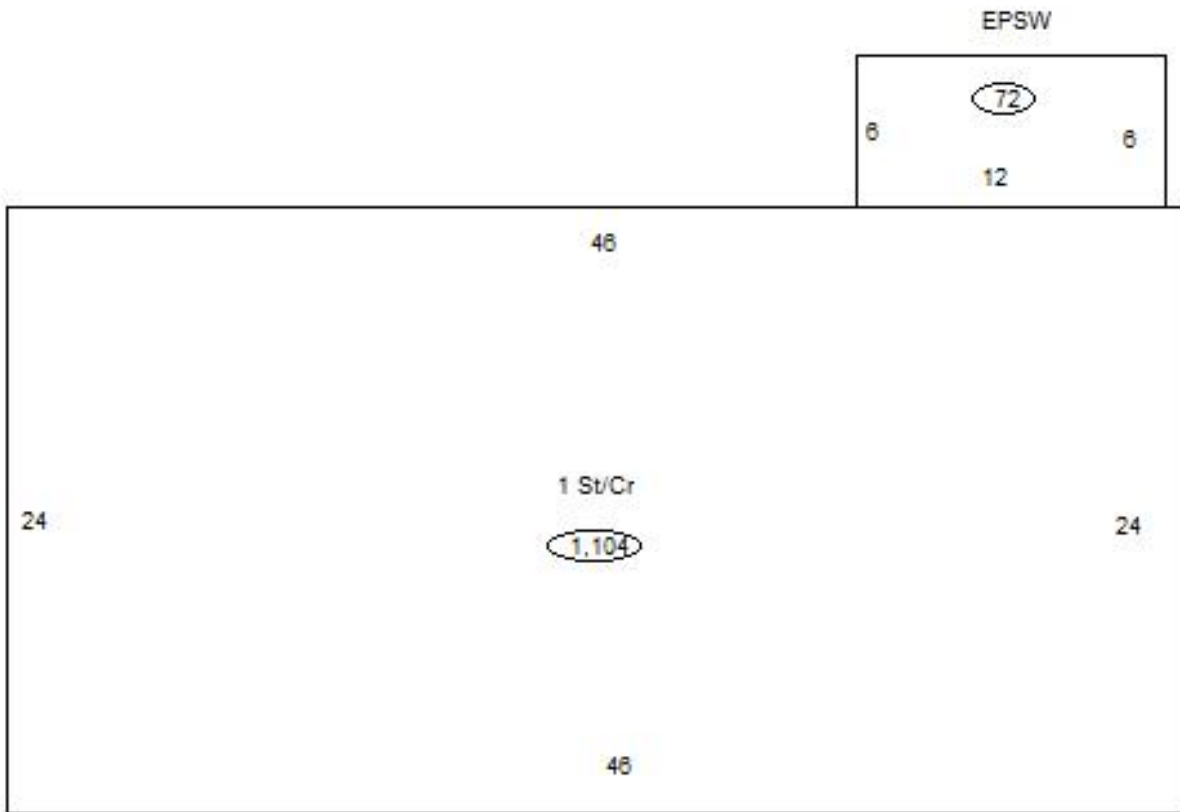
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### Sketch Image

660013458



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,104	1.000	1,104
2	M	EPSW		10	EPSW	72	1.000	72
<b>Total Building Area</b>						1,104		1,104



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	0x0x0	Base		780
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (17.31 x 780)	13,502	13,502	10,802	2,700



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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
ER	ERODED LOAMY LAND	TMBR	35	0		2.000	63	63	126	126
HC	HECTOR STONY SANDY LOAM	TMBR	20	0		8.000	36	36	288	288
VD	VERDIGRIS SILT LOAM	TMBR	95	0		5.000	171	171	855	855
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47	0		6.000	85	85	508	508
<b>TMBR Totals</b>						21.000			1,777	1,777
ER	ERODED LOAMY LAND	NTV PST	35	0		2.000	84	84	168	168
LKC	LINKER FINE SANDY LOAM 3-	NTV PST	51	0		1.000	122	122	122	122
<b>NTV PST Totals</b>						3.000			290	290
ER	ERODED LOAMY LAND	IMP PST	35	0		6.000	98	98	588	588
<b>IMP PST Totals</b>						6.000			588	588
<b>Total Agland</b>						30.000			2,655	2,655