



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660014044 Parcel ID 22N16E-14-4-00000-000-0000 Cadastral ID 14-22-16-01300 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 325721 CHARLES, DONALD G & TERESA DORSEY & CECIL CHARLES 16800 S 4170 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 14778 E 435 RD Subdivision Lot/Block / Parcel Size 2.2 - Acres Sec/Twn/Rng 14 / 22 / 16 / 4 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.38378413 -95.56609108 PT W 400', E 700', S RD LYING IN W2 SW NE SE & SE NW SE					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> </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				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-21\IMG_00 11/21/2022</p>				
Lot Count								
Units Buildable	2.2							
Non-Ag Acres	2.1243							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	92,534.00 x .51 = 46,821							
Factor Value								
Adjustments	1.0000							
Lot Value	46,821							
Residential Data								
Type	1 Single Family Residence							
Condition	2.5 - Fair							
Quality	1.5 - Low							
Architecture								
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Wood							
Base/Total Area	912 / 912							
Style	100% One Story							
HVAC								
Roof Cover	1 Composition Shingle							
Area on Slab	912							
Fixture/RghIn	4 /							
Bed/F/H Bath	3 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1968 / 51							
Cost Approach		Manual : 01/2025						
Base Cost	90.86	Total Misc Impr	+	0				
Roofing Adj	+ 4.17	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	91,474				
Heat/Cool Adj	+ 0.00	Depreciation (60%)	-	54,884				
Plumbing Adj	+ 5.27	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	36,590				
Adj Base Cost	= 100.30	Lot Value	+	46,821				
Total Area	x 912	Indicated Value	=	83,411				
Adjusted Cost	= 91,474	Value Per SqFt		91.46				
		GRM Approach						
		GRM Code						
		Gross Rent 0.00						
		Indicated Value						
		Multiple Regression						
		MRA Code 1 Test						
		Adusted R 0.8445						
		Indicated Value 49,565 54.35 Per SqFt						
		Direct Comparables						
		Selection Model 1 Res						
		Adjustment Model A2 AO Test						
		Comparables						
		Indicated Value						
		Value Reconciliation						
		Selected Approach Cost Approach						
		Improvements 36,590						
		Lot Value 46,821						
		Indicated Value 83,411 91.46 Per SqFt						
		Agland Value						
		Site Improvements						
		Total Value 83,411 91.46 Total Value Per SqFt						
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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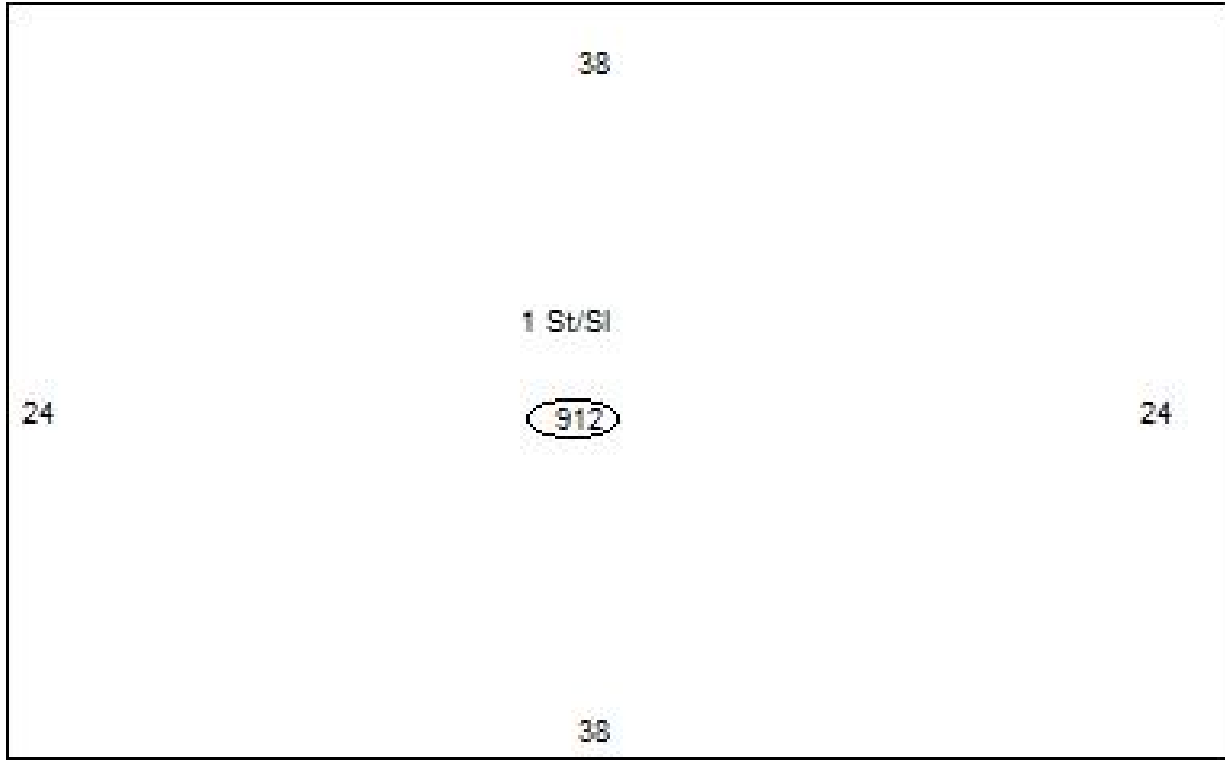
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Sketch Image

660014044



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	912	1.000	912
Total Building Area						912		912



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	BARN	BARN	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (11.51 x)					