



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:20:11
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Assessment Data					Primary Image																																																																																																																				
Account 660014084 Parcel ID 22N17E-14-4-00000-000-0000 Cadastral ID 14-22-17-02200 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 342838 SKUBIC, ROBERT ALLEN & BERTHA MARIE DORATO-ELLISON 15830 S 4240 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15830 S 4240 RD Subdivision Lot/Block / Parcel Size 3 - Acres Sec/Twn/Rng 14 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 10/21/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.38199675 -95.45431081 TR IN N2 SE SE, BEG: SE/C, N 370'. S 58-09-17 W 379.06' TO PT 170' N & 322' W OF SE/C, W 256.24', S 170', E 578.24' TO POB																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 3 Non-Ag Acres 3.1016 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 135,106.00 x .41 = 55,557 Factor Value Adjustments 2.4553 Lot Value 136,408		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Rustic Log
Base/Total Area	1,056 / 1,856
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1980 / 19



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1(10/21/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	181,864	97.99	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	99.22	Total Misc Impr	+ 15,720				
Roofing Adj	+ 3.10	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 244,602				
Heat/Cool Adj	+ 12.64	Depreciation (22%)	- 53,812				
Plumbing Adj	+ 8.36	Lump Sums	+ 8,883				
Basement Adj	+ 0.00	RCNLD	= 199,673				
Adj Base Cost	= 123.32	Lot Value	+ 136,408				
Total Area	x 1,856	Indicated Value	= 336,081				
Adjusted Cost	= 228,882	Value Per SqFt	181.08				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	199,673		
Lot Value	136,408		
Indicated Value	336,081	181.08	Per SqFt
Agland Value			
Site Improvements	18,504		
Total Value	354,585	191.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	33873	28x8		224	26.23		5,876
PRCH	SLAB PORCH - COVERED	33874	20x8		160	26.43		4,229
WODO	WOOD DECK - OPEN	33876	28x25		700	16.92	25%	8,883



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x6	Plank	Galvanized Metal	
	Qual 3	Cond 3	Year 2018	Eff Age 6		

Valuation Summary Modifier Total RCN Depr (28% Phys/ % Func) RCNLD
 Base Cost (39.31 x)



UTIL	Shop Building		28x30x8	Concrete	Galvanized Metal	840
Qual 3	Cond 3	Year 2015	Eff Age			

Valuation Summary Modifier Total RCN Depr (30% Phys/ % Func) RCNLD
 Base Cost (31.47 x 840) 26,435 26,435 7,931 18,504