



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Page 1

Assessment Data					Primary Image																																																																																																											
<b>Account</b> 660014161 <b>Parcel ID</b> 23N17E-14-4-00000-000-0000 <b>Cadastral ID</b> 14-23-17-00400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 349678 PECK, STEVEN & KIMBERLY TRUST  PO BOX 1024 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 20663 E 380 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 14 / 23 / 17 / 4 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																
<b>Legal Description</b> Lat/Long: 36.46769589 -95.46147033																																																																																																																
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b>		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Plywood or Hardboard
<b>Base/Total Area</b>	1,600 / 1,600
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,600
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	540 Attached Garage - Finished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2014 / 7



\\tsclient\C\Users\Randy Necessary\Pictures\2020-08-28\IMG\_002 8/28/2020

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	95.03	<b>Total Misc Impr</b>	+ 24,124				
<b>Roofing Adj</b>	+ 4.61	<b>Garage Cost</b>	+ 20,787				
<b>Subfloor Adj</b>	+ -2.26	<b>Total RCN</b>	= 235,743				
<b>Heat/Cool Adj</b>	+ 12.39	<b>Depreciation ( 7%)</b>	- 16,502				
<b>Plumbing Adj</b>	+ 9.51	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 219,241				
<b>Adj Base Cost</b>	= 119.27	<b>Lot Value</b>	+ 0				
<b>Total Area</b>	x 1,600	<b>Indicated Value</b>	= 219,241				
<b>Adjusted Cost</b>	= 190,832	<b>Value Per SqFt</b>	137.03				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	219,241		
<b>Lot Value</b>			
<b>Indicated Value</b>	219,241	137.03	Per SqFt
<b>Agland Value</b>	1,430		
<b>Site Improvements</b>	68,489		
<b>Total Value</b>	289,160	180.73	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	121600	47x8		376	25.24	9,490
PRCH	SLAB PORCH - COVERED	121601	74x8		592	24.72	14,634



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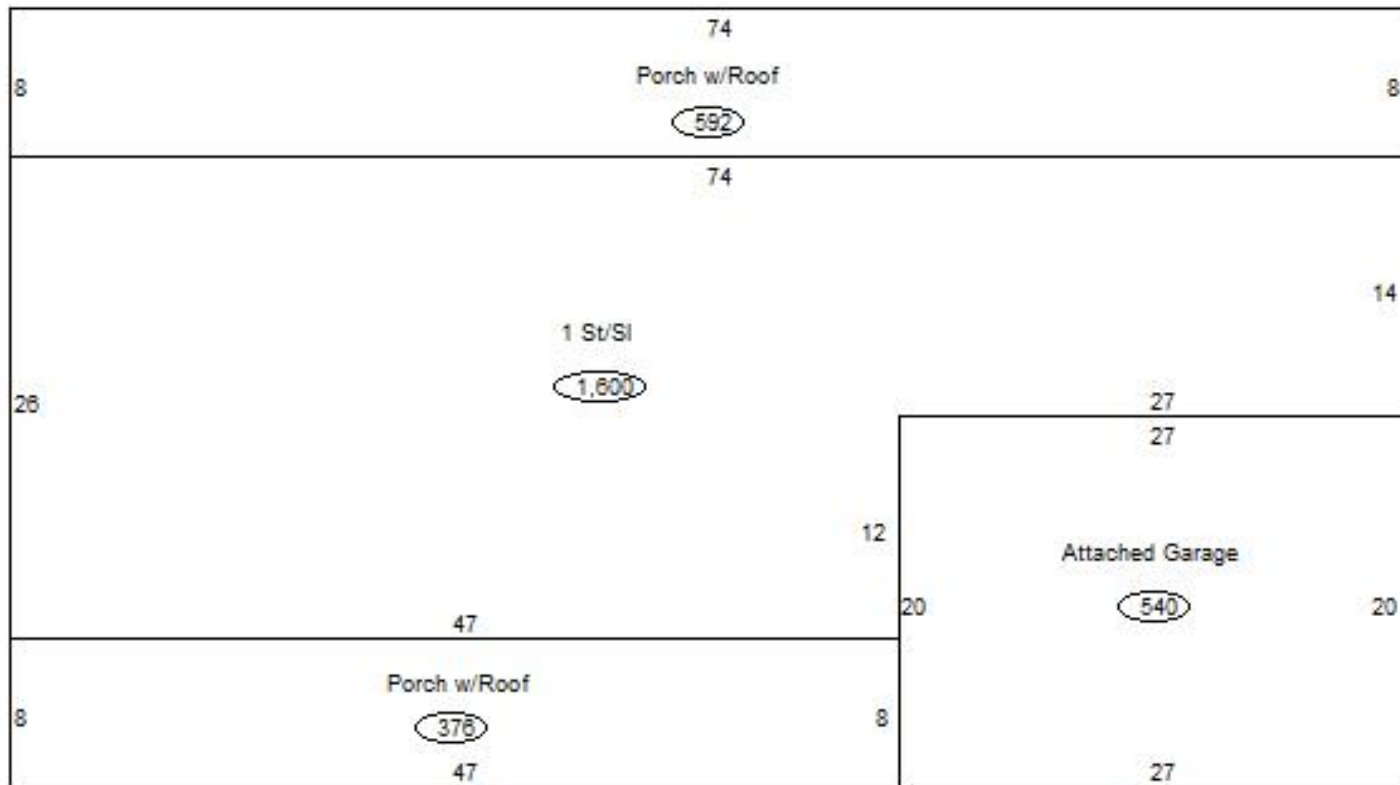
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### Sketch Image

660014161



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,600	1.000	1,600
2	G	1		13	Attached Garage	540	1.000	540
3	M	PRCH		13	SLBC	376	1.000	376
4	M	PRCH		13	SLBC	592	1.000	592
<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	40x50x16	Concrete	Formed Metal	2,000	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (7% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (27.84 x 2,000)		55,680		55,680	3,898	51,782
	PATC	PATIO COVERED	10x40x16	Concrete	Formed Metal	400	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (13.70 x 400)		5,480		5,480	1,151	4,329
	LNT0	LEAN-TO ATTACHED	14x44x12	Dirt	Formed Metal	616	
	Qual	3	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (8.27 x 616)		5,094		5,094	1,274	3,820
	SHDS	SHED	12x16x6	Plank	Formed Metal	192	
	Qual	2	Cond 2	Year 2021	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (19.66 x 192)		3,775		3,775	868	2,907
	WODO	Wood Deck - Open	12x28x0	Plank		336	
	Qual	4	Cond 3	Year 2021	Eff Age 4		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (21.29 x 336)		7,153		7,153	1,502	5,651



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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
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			1.740	63	63	110	110
<b>TMBR Totals</b>						1.740			110	110
BDC2	BATES-DENNIS SOILS 3-5% S	IMP PST	59			5.440	165	165	899	899
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			.630	84	84	53	53
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			2.190	168	168	368	368
<b>IMP PST Totals</b>						8.260			1,320	1,320
<b>Total Agland</b>						10.000			1,430	1,430