




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660014680 Parcel ID 22N16E-15-3-00000-000-0000 Cadastral ID 15-22-16-01100 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 342628 PETERS MARKETING GROUP LLC 15725 S 4160 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15725 S 4160 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 15 / 22 / 16 / 3 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-28\IMG_00' 11/28/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.38430280 -95.59582868																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
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		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-28\IMG_00 11/28/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,314 / 1,314
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 46



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	110.05	Total Misc Impr	+ 19,333				
Roofing Adj	+ 4.65	Garage Cost	+ 0				
Subfloor Adj	+ 1.21	Total RCN	= 192,295				
Heat/Cool Adj	+ 11.47	Depreciation (53%)	- 101,916				
Plumbing Adj	+ 4.25	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 90,379				
Adj Base Cost	= 131.63	Lot Value	+ 0				
Total Area	x 1,314	Indicated Value	= 90,379				
Adjusted Cost	= 172,962	Value Per SqFt	68.78				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	90,379		
Lot Value			
Indicated Value	90,379	68.78	Per SqFt
Agland Value	914		
Site Improvements	18,211		
Total Value	109,504	83.34	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	35499	24x10		240	23.44		5,626
PRCH	SLAB PORCH - COVERED	35500	10x5		50	24.11		1,206
PRCH	SLAB PORCH - COVERED	35501	36x6		216	23.51		5,078
PATO	SLAB PORCH - OPEN	35502	16x16		256	9.09		2,327



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	14x30x0			420
	Qual 2	Cond 3	Year 2019	Eff Age	5	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (29.85 x 420)		12,537	12,537	2,507	10,030
	DTGF	DETACHED GARAGE FAIR	0x0x0			567
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 567)		9,072	9,072	3,629	5,443
	BARN	BARN	30x36x0			1,080
	Qual 2	Cond 2	Year	Eff Age	2026	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (10.14 x 1,080)		10,951	10,951	8,213	2,738



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.081	144	144	12	12
DWA	DWIGHT SILT LOAM 0-1% SLO	NTV PST	50			4.161	120	120	499	499
HC	HECTOR STONY SANDY LOAM	NTV PST	20			2.734	48	48	131	131
HLC	HECTOR-LINKER FINE SANDY	NTV PST	35			2.789	84	84	234	234
SUC	SUMMIT SILTY CLAY LOAM 3-	NTV PST	67			.235	161	161	38	38
NTV PST Totals						10.000			914	914
Total Agland						10.000			914	914