



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 660014711 Parcel ID 22N17E-15-4-00000-000-0000 Cadastral ID 15-22-17-02000 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 31094 REYNOLDS, GARY & BILLIE TRUST 15691 S 4226 RD CLAREMORE OK 74017-0532 Parcel Location Situs 15691 S 4226 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 15 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																				
Legal Description S2 S2 NW SE Lat/Long: 36.38393924 -95.47816824																																																																																																																				
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	10		
Non-Ag Acres	10.3471		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	450,718.00 x .30 = 134,460		
Factor Value			
Adjustments	1.0000		
Lot Value	134,460		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	960 / 1,344
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	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	93,457 69.54 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	78.54	Total Misc Impr	+ 5,670
Roofing Adj	+ 3.06	Garage Cost	+
Subfloor Adj	+ 1.75	Total RCN	= 144,183
Heat/Cool Adj	+ 10.30	Depreciation (46%)	- 66,324
Plumbing Adj	+ 9.41	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 77,859
Adj Base Cost	= 103.06	Lot Value	+ 134,460
Total Area	x 1,344	Indicated Value	= 212,319
Adjusted Cost	= 138,513	Value Per SqFt	157.98

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	77,859
Lot Value	134,460
Indicated Value	212,319 157.98 Per SqFt
Agland Value	
Site Improvements	1,712
Total Value	214,031 159.25 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	35552	32x8		256	20.49		5,245
PRCH	SLAB PORCH - COVERED	35553	5x4		20	21.23		425



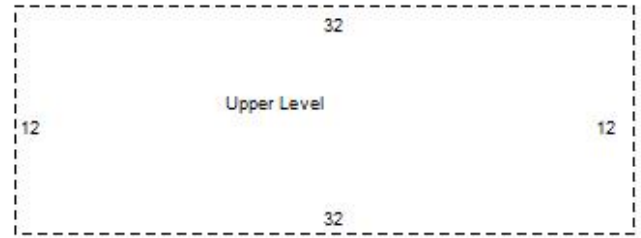
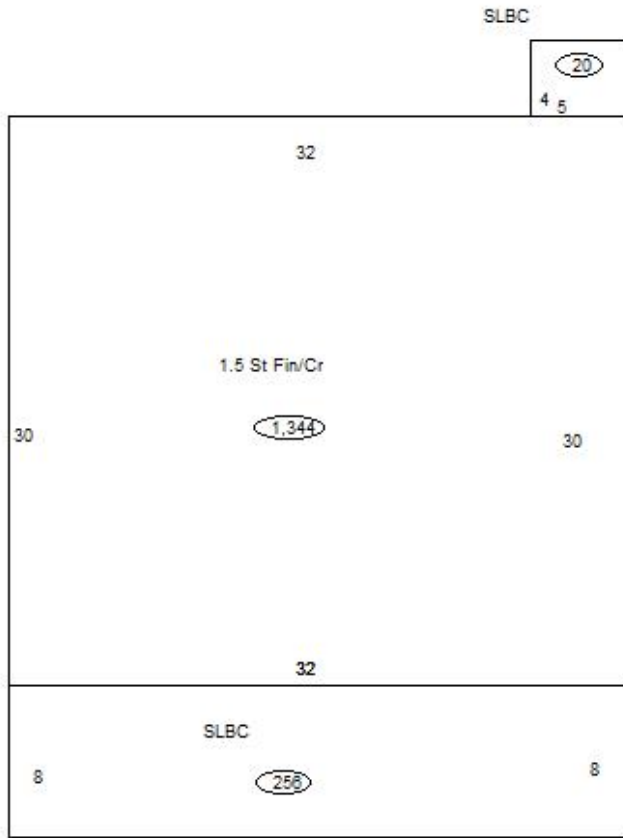
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	960	1.400	1,344
2	M	PRCH		10	SLBC	256	1.000	256
3	M	PRCH		10	SLBC	20	1.000	20
4	U	^UL		10	Upper Level	384	1.000	384
Total Building Area						960		1,344



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	Carport - Detached	20x20x7	Dirt	Galvanized Metal	400
	Qual	3	Cond 3	Year 1999	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (5.35 x 400)	2,140		2,140	428	1,712
	SHDS	Shed - Small	12x12x0	Dirt	Galvanized Metal	144
	Qual	2	Cond 1	Year 1990	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (13.92 x 144)	2,004		2,004	2,004	