



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660014764 <b>Parcel ID</b> 23N16E-15-4-00000-000-0000 <b>Cadastral ID</b> 15-23-16-00300 <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> 298189 FINCANNON, TOM M &  KAREN K 13681 E 380 RD CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 13681 E 380 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20 - Acres <b>Sec/Twn/Rng</b> 15 / 23 / 16 / 4 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.46779184 -95.58141000					<b>Building Permits</b> <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>R13</td> <td>R13-NEW SOMETHING PER PHONE C.</td> <td>08/2012</td> <td>01/2013</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R13	R13-NEW SOMETHING PER PHONE C.	08/2012	01/2013																																																																																																							
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<b>Lot Data</b> - CHELSEA FOYIL RURAL (UNITS BUILDABLE)	
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	
Adjustments	
Lot Value	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,801 / 1,801
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,801
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	529 Attached Garage - Finished
Remodel	
Year/Eff Age	2012 / 11

### 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	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	102.74	Total Misc Impr	+ 17,128
Roofing Adj	+ 4.70	Garage Cost	+ 20,457
Subfloor Adj	+ -2.26	Total RCN	= 264,529
Heat/Cool Adj	+ 12.39	Depreciation ( 11%)	- 29,098
Plumbing Adj	+ 8.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 235,431
Adj Base Cost	= 126.01	Lot Value	+ 235,431
Total Area	x 1,801	Indicated Value	= 235,431
Adjusted Cost	= 226,944	Value Per SqFt	130.72

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	235,431		
Lot Value			
Indicated Value	235,431	130.72	Per SqFt
Agland Value	540		
Site Improvements	37,316		
Total Value	273,287	151.74	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	5,503.09		5,503
PRCH	SLAB PORCH - COVERED	116435	29x12		348	25.32		8,811
PRCH	SLAB PORCH - COVERED	116436	18x6		108	26.06		2,814



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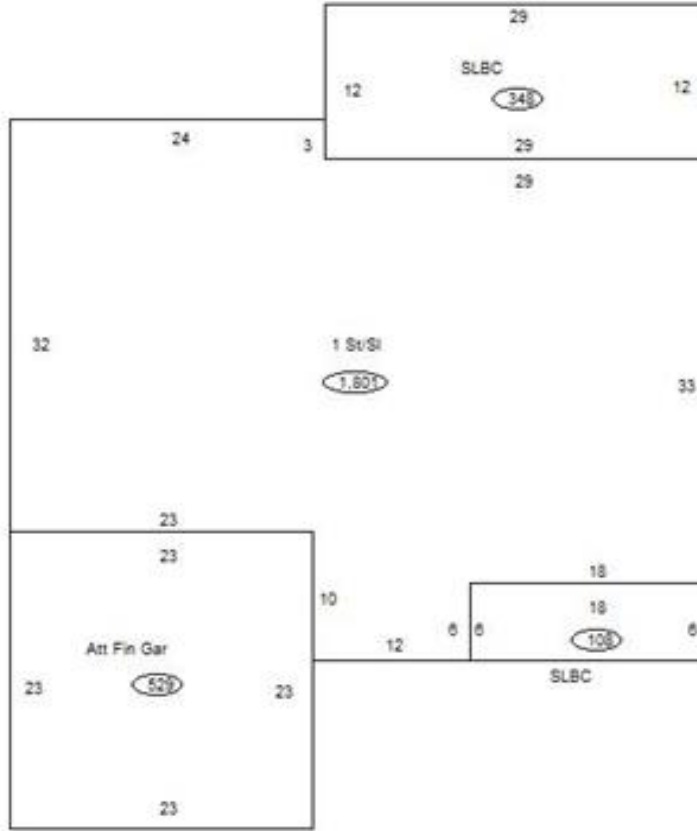
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,801	1.000	1,801
2	G	5		13	Att Fin Gar	529	1.000	529
3	M	PRCH		13	SLBC	348	1.000	348
4	M	PRCH		13	SLBC	108	1.000	108
<b>Total Building Area</b>						<b>1,801</b>		<b>1,801</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	50x30x12	Concrete	Formed Metal	1,500	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (29.64 x 1,500)		44,460		44,460	9,781	34,679
	LOAF	LOAFING SHED	10x20x10	Dirt	Formed Metal	200	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (6.82 x 200)		1,364		1,364	600	764
	LNT0	LEAN-TO	14x30x10	Dirt	Formed Metal	420	
	Qual	3	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (8.92 x 420)		3,746		3,746	1,873	1,873



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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
SO	SOGN SOILS	WASTE	15		27	20.000	27	27	540	540
<b>WASTE Totals</b>						20.000			540	540
<b>Total Agland</b>						20.000			540	540