



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660015676 Parcel ID 22N16E-16-4-00000-000-0000 Cadastral ID 16-22-16-00800 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 278076 BART, JAMES V & RHONDA R 15502 S 4160 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15502 S 4160 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 16 / 22 / 16 / 4 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.38659522 -95.59920669																																																																																																																									
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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		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,861 / 1,861
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,861
Fixture/RghIn	/
Bed/F/H Bath	11 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-11-29\IMG_00: 11/29/2022

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	109.15	Total Misc Impr	+ 8,145				
Roofing Adj	+ 4.77	Garage Cost	+ 15,930				
Subfloor Adj	+ -2.27	Total RCN	= 266,880				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 114,758				
Plumbing Adj	+ 6.18	Lump Sums	+ 5,097				
Basement Adj	+ 0.00	RCNLD	= 157,219				
Adj Base Cost	= 130.47	Lot Value	+ 157,219				
Total Area	x 1,861	Indicated Value	= 157,219				
Adjusted Cost	= 242,805	Value Per SqFt	84.48				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,219		
Lot Value			
Indicated Value	157,219	84.48	Per SqFt
Agland Value	420		
Site Improvements	2,520		
Total Value	160,159	86.06	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	37809	19x5		95	26.63		2,530
WODO	WOOD DECK - OPEN	141684	30x10		300	16.99		5,097



Rogers

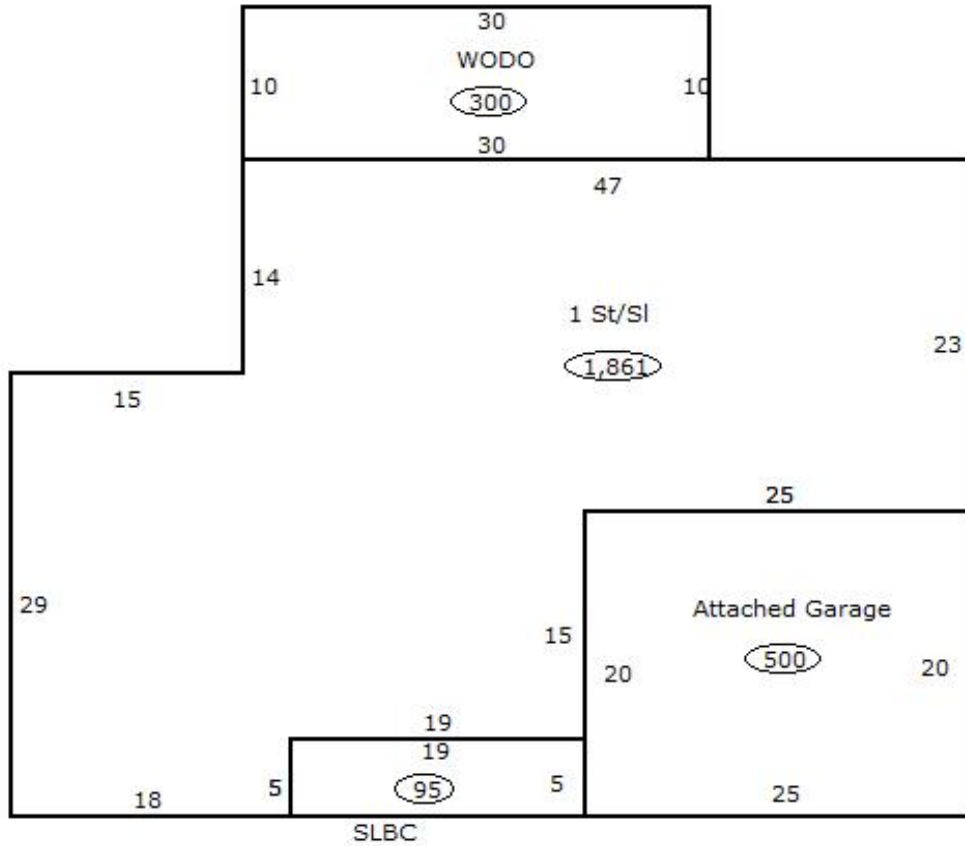
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Sketch Image

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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/Sl	1,861	1.000	1,861
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	95	1.000	95
4	M	WODO		13	WODO	300	1.000	300
Total Building Area						1,861		1,861



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			288
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 288)		3,018	3,018	1,509	1,509
	STF	STG FAIR	0x0x0			432
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 432)		2,022	2,022	1,011	1,011



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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	IMP PST	15			10.000	42	42	420	420
IMP PST Totals						10.000			420	420
Total Agland						10.000			420	420