



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:05:09  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660015701 <b>Parcel ID</b> 22N17E-16-4-00000-000-0000 <b>Cadastral ID</b> 16-22-17-00600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 75 - SEQUOYAH/FOYIL FD <b>Name ID</b> 44034 TROGDON, ROBERT M & JAQUITA G  CO TRUSTEES 15800 S 4220 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 15800 S 4220 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 100 - Acres <b>Sec/Twn/Rng</b> 16 / 22 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.38563465 -95.49629697																																																																																																																									
<b>SE SE NW &amp; NW SE &amp; E2 NE SW &amp; SW SW NE &amp; S2 NE SE</b>					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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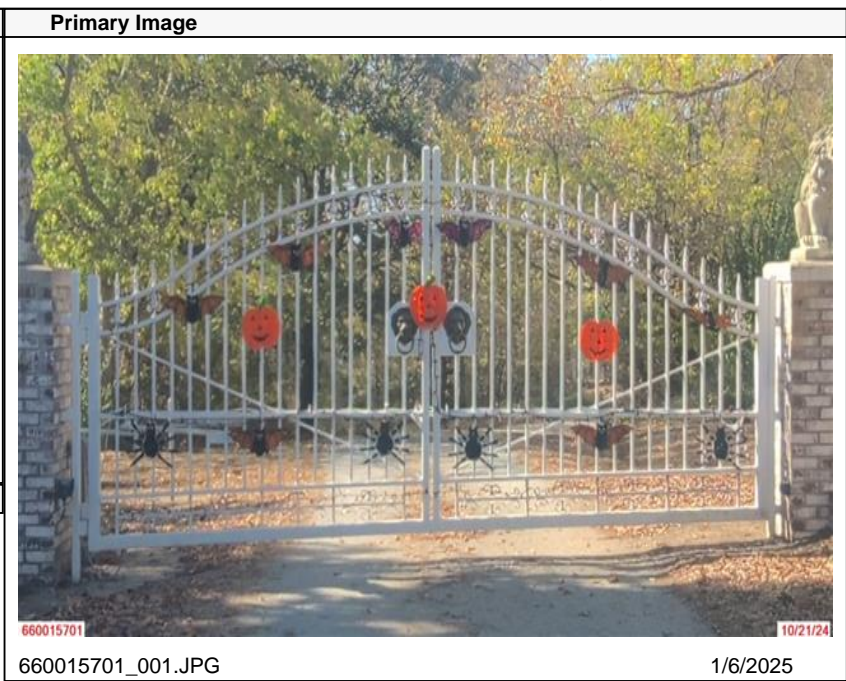
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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



660015701\_001.JPG 1/6/2025

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	2,644 / 3,904
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,644
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	800 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1998 / 21

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

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

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

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	105.95	Total Misc Impr	+ 44,661
Roofing Adj	+ 4.42	Garage Cost	+ 41,128
Subfloor Adj	+ -3.07	Total RCN	= 605,216
Heat/Cool Adj	+ 18.45	Depreciation ( 25%)	- 151,304
Plumbing Adj	+ 7.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 453,912
Adj Base Cost	= 133.05	Lot Value	+ 453,912
Total Area	x 3,904	Indicated Value	= 453,912
Adjusted Cost	= 519,427	Value Per SqFt	116.27

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	453,912
Lot Value	
Indicated Value	453,912
Agland Value	11,861
Site Improvements	63,832
Total Value	983,517
	251.93 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,198.48		8,198
PRCH	SLAB PORCH - COVERED	37880		568	568	34.99		19,874
PRCH	SLAB PORCH - COVERED	37881		48x8	384	35.64		13,686
PATO	SLAB PORCH - OPEN	37882		14x14	196	14.81		2,903



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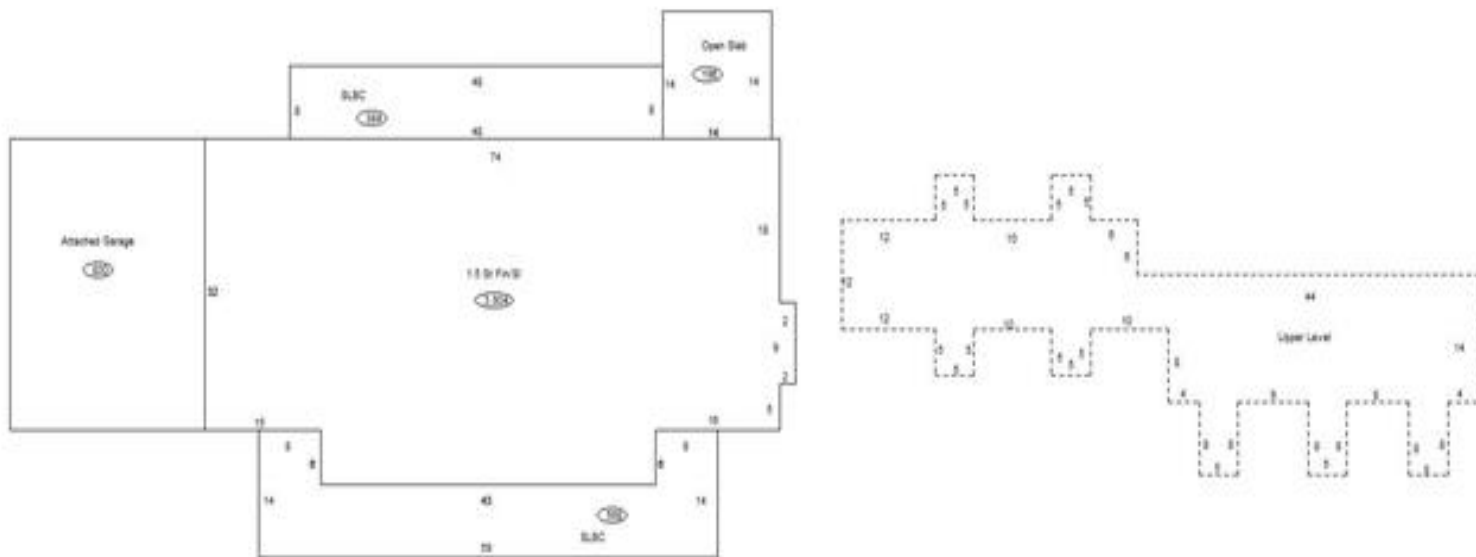
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,644	1.477	3,904
2	G	1		13	Attached Garage	800	1.000	800
3	M	PRCH		13	SLBC	568	1.000	568
4	M	PRCH		13	SLBC	384	1.000	384
5	M	PATO		13	Open Slab	196	1.000	196
6	U	^UL	Overhang	13	Upper Level	1,260	1.000	1,260
<b>Total Building Area</b>						<b>2,644</b>		<b>3,904</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	60x30x10	Concrete	Galvanized Metal	1,800
	Qual	3	Cond 3	Year 1999	Eff Age	
	<b>Valuation Summary</b> Base Cost (27.69 x 1,800) 49,842		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b> 49,842
	BNGP	Barn - General Purpose	18x36x8	Dirt	Galvanized Metal	648
	Qual	3	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (21.59 x 648) 13,990		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b> 13,990



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			13.875	122	122	1,698	1,698
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			47.864	168	168	8,041	8,041
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			3.929	192	192	754	754
HC	HECTOR STONY SANDY LOAM	TMBR	20			25.391	36	36	914	914
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			3.230	63	63	204	204
RS	ROUGH STONY LAND	TMBR	20			4.800	36	36	173	173
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.910	85	85	77	77
<b>TMBR Totals</b>						100.000			11,861	11,861
<b>Total Agland</b>						100.000			11,861	11,861