



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:05:13  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660015704 <b>Parcel ID</b> 22N17E-16-1-00000-000-0000 <b>Cadastral ID</b> 16-22-17-00810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 75 - SEQUOYAH/FOYIL FD <b>Name ID</b> 345767 LINGENFELTER, JOSEPH & NATALIE KOVACS  18902 E 430 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 18850 E 430 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.25 - Acres <b>Sec/Twn/Rng</b> 16 / 22 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/3/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.39391981 -95.49138558 W2 W2 N2 NE NE NE																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1.25 <b>Non-Ag Acres</b> 1.2442 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 54,197.00 x .53 = 28,745 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 28,745		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	1 - Low
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	10% Veneer, Stone 90% Frame, Siding, Wood
<b>Base/Total Area</b>	1,568 / 1,568
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,568
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1987 / 55

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/3/2020

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

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	129,841	82.81	Per SqFt

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

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	92.06	<b>Total Misc Impr</b>	+	261	
<b>Roofing Adj</b>	+ 4.18	<b>Garage Cost</b>	+		
<b>Subfloor Adj</b>	+ -1.09	<b>Total RCN</b>	=	173,023	
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 61%)</b>	-	105,544	
<b>Plumbing Adj</b>	+ 3.56	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	67,479	
<b>Adj Base Cost</b>	= 110.18	<b>Lot Value</b>	+	28,745	
<b>Total Area</b>	x 1,568	<b>Indicated Value</b>	=	96,224	
<b>Adjusted Cost</b>	= 172,762	<b>Value Per SqFt</b>		61.37	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	67,479		
<b>Lot Value</b>	28,745		
<b>Indicated Value</b>	96,224	61.37	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	96,224	61.37	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	37891	6x4		24	10.86		261



# Rogers

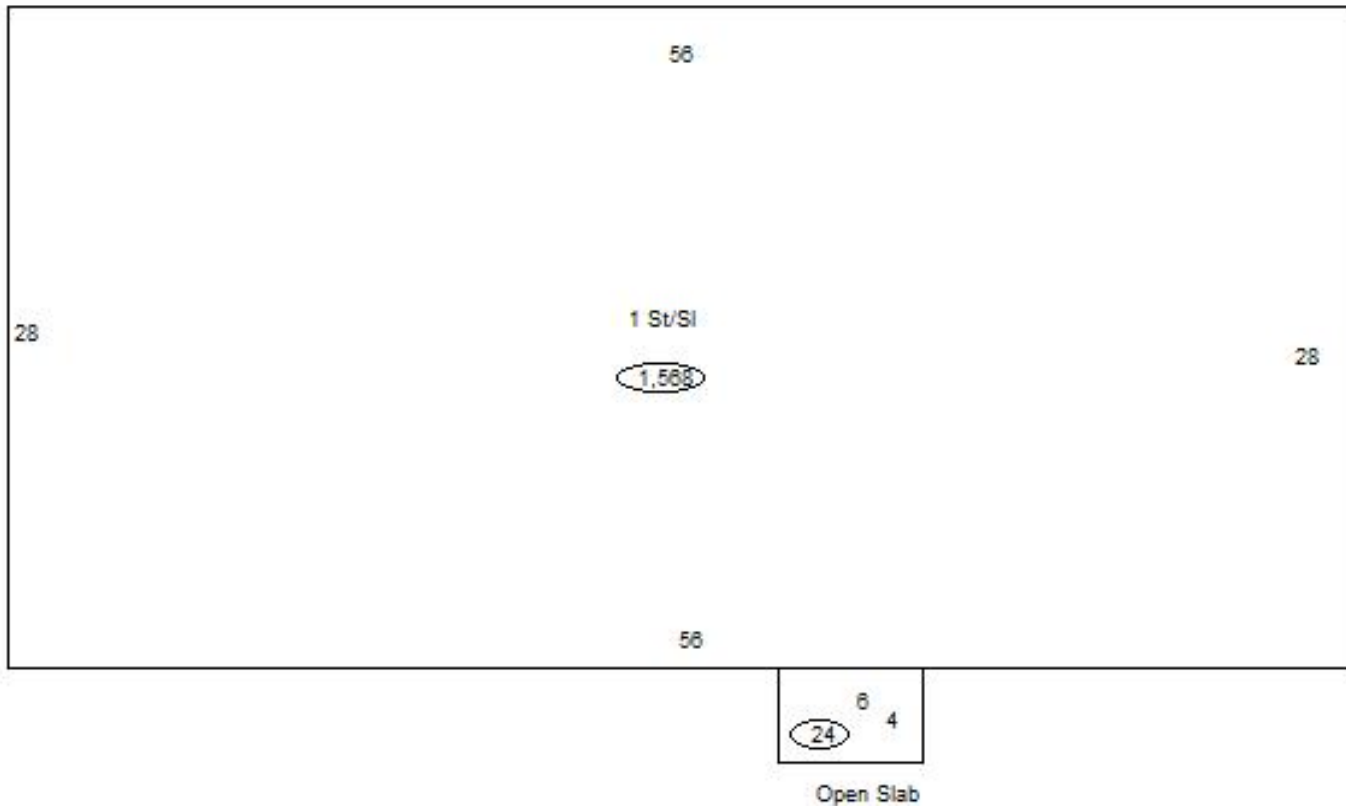
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### Sketch Image

660015704



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,568	1.000	1,568
2	M	PATO		10	Open Slab	24	1.000	24
<b>Total Building Area</b>						1,568		1,568



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	1
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\C\Users\TS\Pictures\2016-09-07 09-07-2016\09-07-2016 | 9/8/2016

Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	720 / 720
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	720
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1988 / 53

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	87,691	121.79	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	121.86	Total Misc Impr	+	827	
Roofing Adj	+ 5.77	Garage Cost	+		
Subfloor Adj	+ -2.74	Total RCN	=	101,317	
Heat/Cool Adj	+ 6.14	Depreciation ( 57%)	-	57,751	
Plumbing Adj	+ 8.54	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	43,566	
Adj Base Cost	= 139.57	Lot Value	+		
Total Area	x 720	Indicated Value	=	43,566	
Adjusted Cost	= 100,490	Value Per SqFt		60.51	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	43,566		
Lot Value			
Indicated Value	43,566	60.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	43,566	60.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	37893	12x6		72	11.48		827



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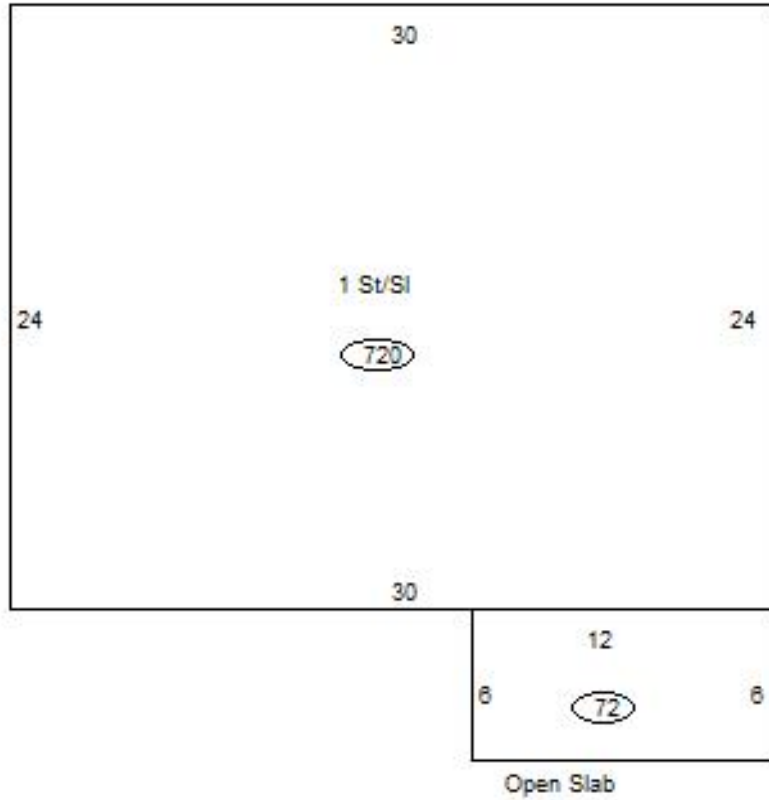
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### Sketch Image

660015704



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<b>Total Building Area</b>						720		720