



# 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																																																																																																															
<b>Account</b> 660015706 <b>Parcel ID</b> 22N17E-16-4-00000-000-0000 <b>Cadastral ID</b> 16-22-17-01000 <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> 320966 STRODE, JAMES RICHARD & TERESA L  15900 S 4220 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 15900 S 4220 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 38 - 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: 36.38155782 -95.49172008 SE SE LESS N 295.16', E 295.16' THEREOF																																																																																																																				
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Lot Data	Primary Image
<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	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	2,034 / 3,152
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,056 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-8-12\IMG 8/12/2021

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	101.32	Total Misc Impr	+ 15,043	Roofing Adj	+ 4.15	Garage Cost	+ 51,121
Subfloor Adj	+ 0.00	Total RCN	= 480,211	Heat/Cool Adj	+ 17.38	Depreciation ( 40%)	- 192,084
Plumbing Adj	+ 8.51	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 288,127
Adj Base Cost	= 131.36	Lot Value	+ 288,127	Total Area	x 3,152	Indicated Value	= 288,127
		Value Per SqFt	91.41	Adjusted Cost	= 414,047		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	288,127		
Lot Value		91.41	Per SqFt
Indicated Value	288,127		
Agland Value	5,698		
Site Improvements	166,600		
Total Value	460,425	146.07	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	7,721.18	7,721
PRCH	SLAB PORCH - COVERED	37901	8x3		24	36.60	878
PRCH	SLAB PORCH - COVERED	37902	36x5		180	35.80	6,444



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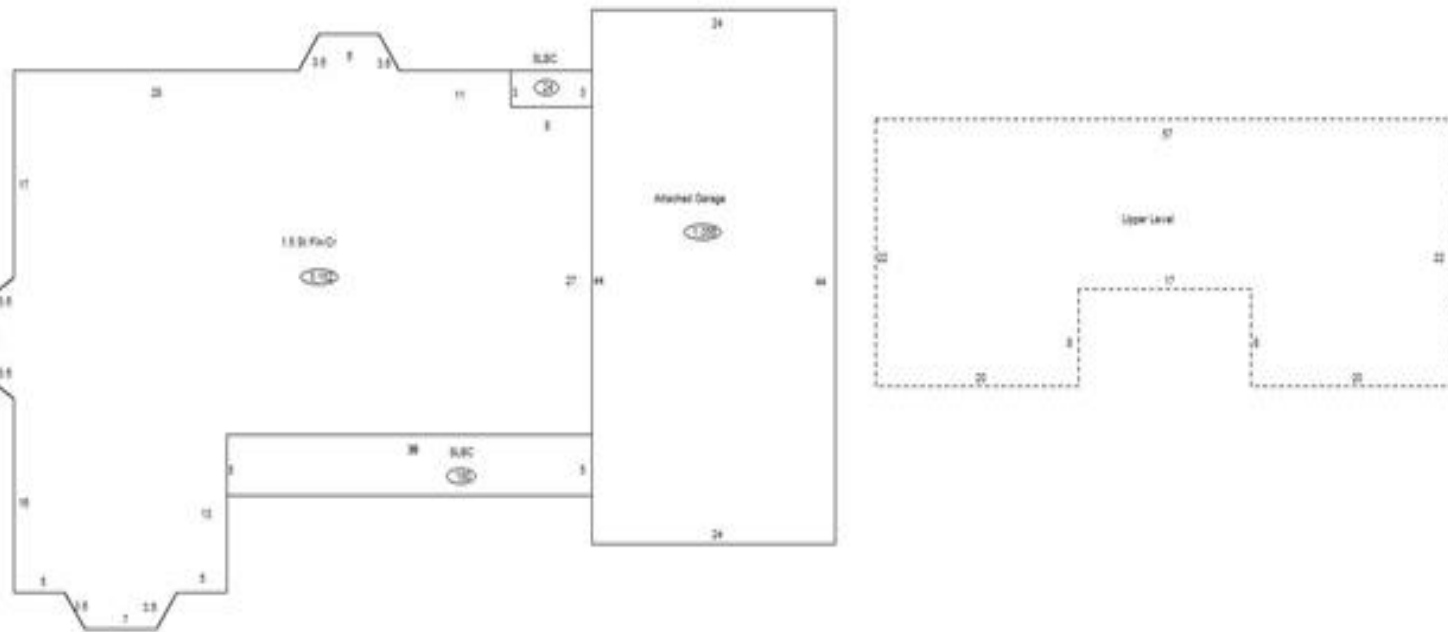
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	2,034	1.550	3,152
2	G	1		10	Attached Garage	1,056	1.000	1,056
3	M	PRCH		10	SLBC	24	1.000	24
4	M	PRCH		10	SLBC	180	1.000	180
5	U	^UL	Overhang	10	Upper Level	1,118	1.000	1,118
<b>Total Building Area</b>						<b>2,034</b>		<b>3,152</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x36x10	Dirt	Galvanized Metal	1,800
	Qual	3.5	Cond 3	Year 2020	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.28 x 1,800)	45,504		45,504	6,826	38,678
	LOAF	Loafing Shed	20x40x6	Dirt	Galvanized Metal	800
	Qual	3	Cond	Year 2010	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.40 x 800)	5,920		5,920		5,920
	LOAF	Loafing Shed	8x16x6	Dirt	Galvanized Metal	128
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.40 x 128)	947		947	492	455
	BNGP	Barn - General Purpose	62x50x8	Dirt	Galvanized Metal	3,100
	Qual	3	Cond 3	Year 1990	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (17.23 x 3,100)	53,413		53,413	16,024	37,389
	BNGP	Barn - General Purpose	40x32x8	Dirt	Galvanized Metal	1,280
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (20.78 x 1,280)	26,598		26,598	3,990	22,608
	LNT0	Lean-To	12x40x6	Base	Galvanized Metal	480
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.05 x 480)	4,344		4,344	1,303	3,041
	ARNC	Arena - Covered	86x120x12	Dirt	Galvanized Metal	10,320
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.67 x 10,320)	68,834		68,834	10,325	58,509



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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	TMBR	51		0	3.000	92	92	275	275
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60		0	3.000	108	108	324	324
<b>TMBR Totals</b>						6.000			599	599
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	11.000	143	143	1,571	1,571
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	21.000	168	168	3,528	3,528
<b>IMP PST Totals</b>						32.000			5,099	5,099
<b>Total Agland</b>						38.000			5,698	5,698