



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660016458 Parcel ID 22N17E-17-1-00000-000-0000 Cadastral ID 17-22-17-00100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 278257 BOYLES, GERALD D & MARY JILL 15380 S 4210 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15380 S 4210 RD Subdivision Lot/Block / Parcel Size 78 - Acres Sec/Twn/Rng 17 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/4/2020</p>																																																																																																																				
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Units Buildable - FOYIL SEQUOYAH AREA (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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 11/4/2020

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,467 / 2,959
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,467
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 4.0 /
Basement Area	
Garage Type	812 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 25

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	95.03	Total Misc Impr	+ 22,064
Roofing Adj	+ 3.08	Garage Cost	+ 36,881
Subfloor Adj	+ -2.39	Total RCN	= 419,085
Heat/Cool Adj	+ 16.31	Depreciation (31%)	- 129,916
Plumbing Adj	+ 9.68	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 289,169
Adj Base Cost	= 121.71	Lot Value	+ 289,169
Total Area	x 2,959	Indicated Value	= 289,169
Adjusted Cost	= 360,140	Value Per SqFt	97.73

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	289,169		
Lot Value			
Indicated Value	289,169	97.73	Per SqFt
Agland Value	2,868		
Site Improvements	35,206		
Total Value	616,412	208.32	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	39477	44x8		352	31.77		11,183
PATO	SLAB PORCH - OPEN	39478	330		330	11.02		3,637



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BNGP	Barn - General Purpose	0x0x0	Base		2,400	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (18.82 x 2,400)		45,168		45,168	13,550	31,618
	LNT0	Lean-To	0x0x0	Base		720	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (7.12 x 720)		5,126		5,126	1,538	3,588



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20			55.569	36	36	2,000	2,000
RS	ROUGH STONY LAND	TMBR	20			21.192	36	36	763	763
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			1.239	85	85	105	105
TMBR Totals						78.000			2,868	2,868
Total Agland						78.000			2,868	2,868