



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 06:01:06  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660016470 <b>Parcel ID</b> 22N17E-17-4-00000-000-0000 <b>Cadastral ID</b> 17-22-17-00900 <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> 303347 PATTERSON, DEBRA & PETER R & KIMBERLY L SHUGART  17852 E 438 PLACE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 17852 E 438 PL <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 13.59 - Acres <b>Sec/Twn/Rng</b> 17 / 22 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.38042559 -95.50940800																																																																																																																									
TR BEG 300' S NE/C S2 SE TH S 1019.08' TO SE/C S2 SE TH W 1327' MO L TH N 373.69' N 84-02-21E 577.29' N07-31-59W 585.40' E 815.87' TO POB; LESS TR COMM AT NE/C S/2 SE/4; TH S00-50-22E 300' TO POB; TH S00-50-22E 520'; TH S89-09-38W 378.05'; TH S77-13-18W 212 33';					<b>Building Permits</b>																																																																																																																				
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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	3,632 / 3,632
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,632
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	840 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/9/2020	
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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	100.89	Total Misc Impr	+ 53,135	Roofing Adj	+ 5.52	Garage Cost	+ 38,153
Subfloor Adj	+ -4.31	Total RCN	= 546,559	Heat/Cool Adj	+ 16.31	Depreciation ( 11%)	- 60,121
Plumbing Adj	+ 6.94	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 486,438
Adj Base Cost	= 125.35	Lot Value	+ 486,438	Total Area	x 3,632	Indicated Value	= 486,438
		Value Per SqFt	133.93	Adjusted Cost	= 455,271		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	486,438		
Lot Value			
Indicated Value	486,438	133.93	Per SqFt
Agland Value	761		
Site Improvements	175,675		
Total Value	662,874	182.51	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	114989	36x8		288	31.98	9,210
PRCH	SLAB PORCH - COVERED	114990	725		725	30.61	22,192
PRCH	SLAB PORCH - COVERED	114991	461		461	31.43	14,489



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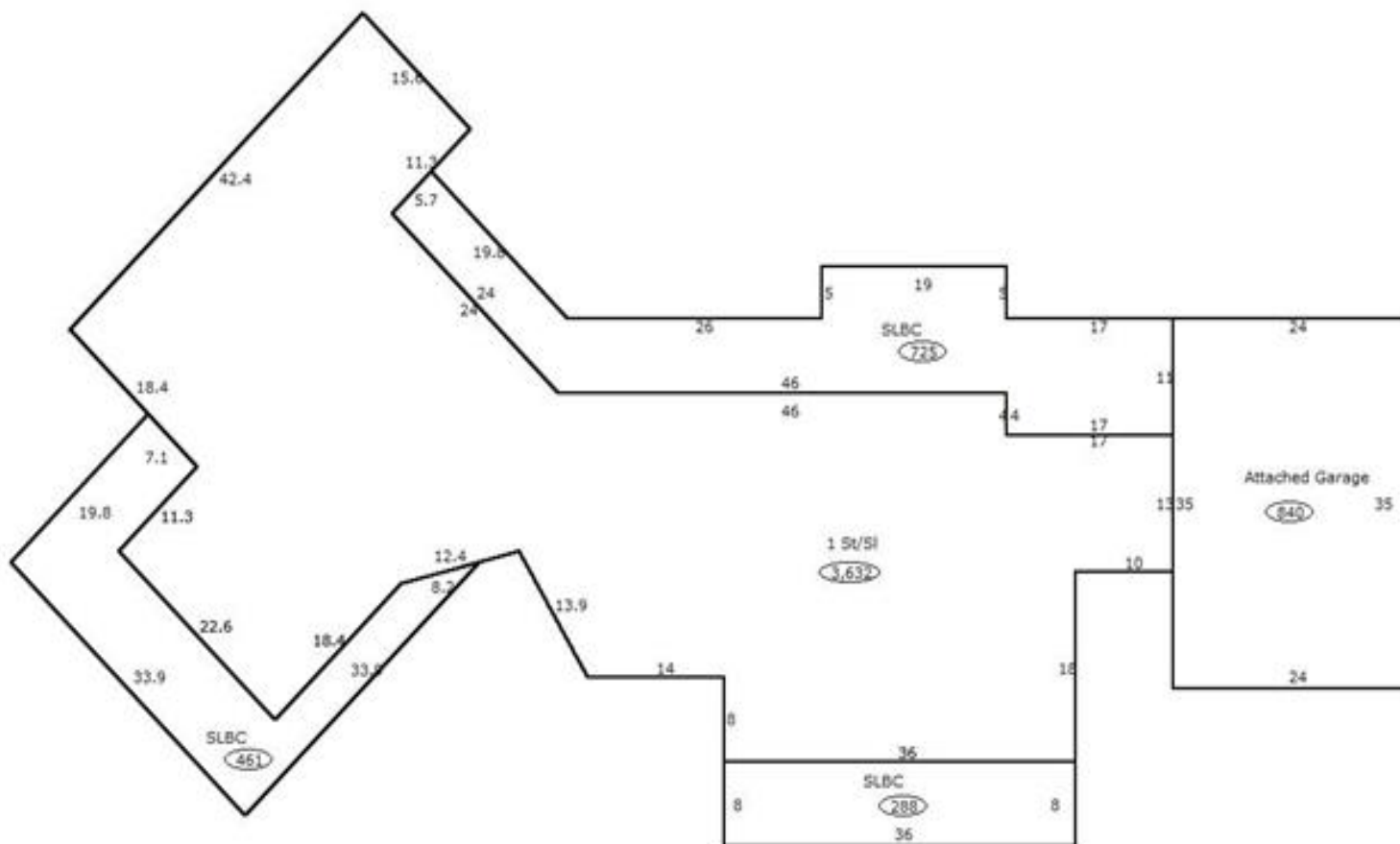
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	3,632	1.000	3,632
2	G	1		13	Attached Garage	840	1.000	840
3	M	PRCH		13	SLBC	288	1.000	288
4	M	PRCH		13	SLBC	725	1.000	725
5	M	PRCH		13	SLBC	461	1.000	461
<b>Total Building Area</b>						<b>3,632</b>		<b>3,632</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	50x80x0	Base		4,000	
	Qual	2	Cond 3	Year	2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.77 x 4,000)		91,080		91,080	4,554	86,526
	PRCH	SLAB PORCH - COVERED	0x0x0			300	
	Qual	3	Cond 3	Year	2016	Eff Age 8	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.99 x 300)		7,797		7,797	390	7,407
	PATO	SLAB PORCH - OPEN	0x0x0			1,660	
	Qual		Cond	Year	2016	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (8.60 x 1,660)		14,276		14,276	714	13,562
	UTIL	Shop Building	0x0x0	Base		2,700	
	Qual	2	Cond 3	Year	2011	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (25.12 x 2,700)		67,824		67,824	3,391	64,433
	LOAF	Loafing Shed	0x0x0	Base		1,392	
	Qual	3	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.73 x 1,392)		9,368		9,368	5,621	3,747



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### Agland Inventory

660016470

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
HC	HECTOR STONY SANDY LOAM	IMP PST	20		0	13.590	56	56	761	761
<b>IMP PST Totals</b>						13.590			761	761
<b>Total Agland</b>						13.590			761	761