



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:05:25
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Assessment Data					Primary Image																																																																																																																				
Account 660016472 Parcel ID 22N17E-17-2-00000-000-0000 Cadastral ID 17-22-17-01100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 340930 ETTER, FRANK ALAN & DENISE 17550 E 430 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17550 E 430 RD Subdivision Lot/Block / Parcel Size 60 - Acres Sec/Twn/Rng 17 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.39162377 -95.51844056																																																																																																																									
NE NW & N2 SE NW					Building Permits <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>R18</td> <td>R18-NEW SFR</td> <td>06/2013</td> <td>12/2017</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R18	R18-NEW SFR	06/2013	12/2017																																																																																																							
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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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Veneer, Stone 90% Frame, Siding, Wood
Base/Total Area	2,470 / 2,470
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1964 / 47

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	96.76	Total Misc Impr	+ 15,369
Roofing Adj	+ 4.52	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 308,237
Heat/Cool Adj	+ 12.64	Depreciation (52%)	- 160,283
Plumbing Adj	+ 4.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 147,954
Adj Base Cost	= 118.57	Lot Value	+
Total Area	x 2,470	Indicated Value	= 147,954
Adjusted Cost	= 292,868	Value Per SqFt	59.90

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	147,954
Lot Value	
Indicated Value	147,954 59.90 Per SqFt
Agland Value	7,414
Site Improvements	47,247
Total Value	350,569 141.93 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	39507	12x6		72	26.70		1,922
PRCH	SLAB PORCH - COVERED	39508	148		148	26.46		3,916
PRCH	SLAB PORCH - COVERED	39509	148		148	26.46		3,916



Rogers

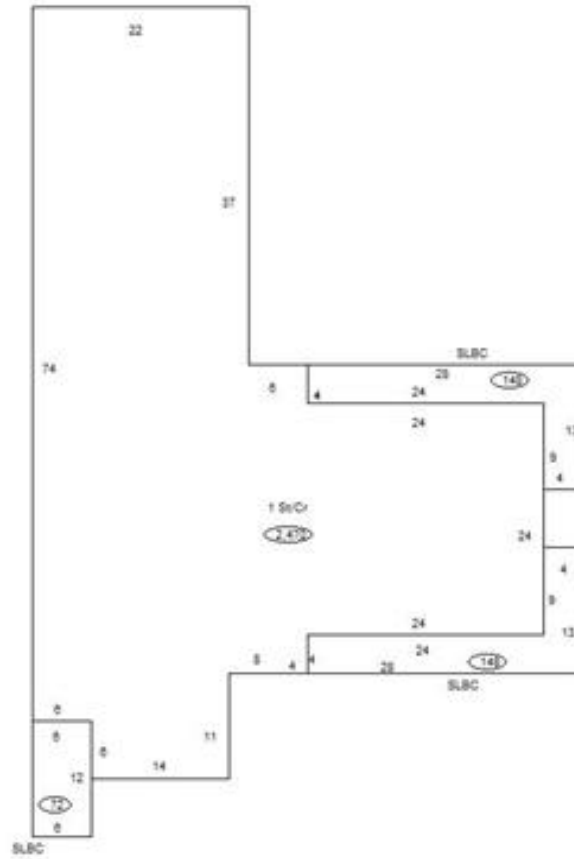
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Sketch Image

660016472



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,470	1.000	2,470
2	M	PRCH		13	SLBC	72	1.000	72
3	M	PRCH		13	SLBC	148	1.000	148
4	M	PRCH		13	SLBC	148	1.000	148
Total Building Area						2,470		2,470



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	0x0x0	Base		600	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (31.28 x 600)	18,768		18,768	13,138	5,630
	BNGP	Barn - General Purpose	0x0x0	Base		2,304	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
		Base Cost (18.96 x 2,304)	43,684		43,684	30,579	13,105
	BNGP	Barn - General Purpose	0x0x0	Base		1,300	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (21.40 x 1,300)	27,820		27,820	12,519	15,301
	LNT0	Lean-To	0x0x0	Base		900	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (6.82 x 900)	6,138		6,138	2,762	3,376
	LNT0	Lean-To	0x0x0	Base		900	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
		Base Cost (6.82 x 900)	6,138		6,138	2,762	3,376
	CP	CARPORT DIRT	0x0x0			486	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
		Base Cost (3.50 x 486)	1,701		1,701	510	1,191
	GRDT	Garage - Detached	14x22x0	Base		308	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
		Base Cost (21.38 x 308)	6,585		6,585	1,317	5,268



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	0x0x0	Base		
	Qual	3	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (39.31 x)				



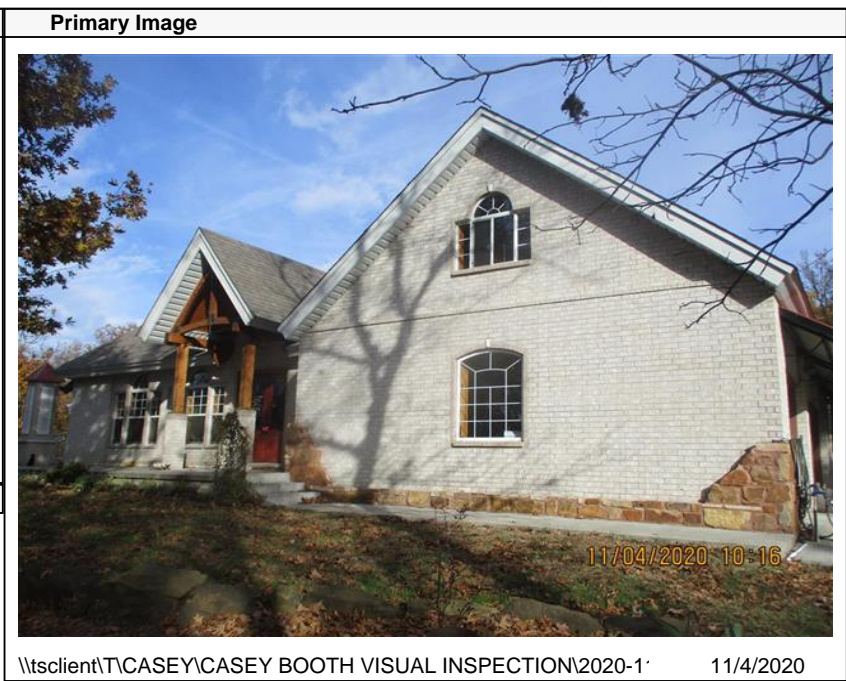
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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	952 / 1,456
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	952 Total, 952 Partition
Garage Type	936 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	276,940
Lot Value	
Indicated Value	276,940 190.21 Per SqFt
Agland Value	
Site Improvements	
Total Value	276,940 190.21 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	103.33	Total Misc Impr	+	13,864
Roofing Adj	+ 3.94	Garage Cost	+	34,829
Subfloor Adj	+ 0.00	Total RCN	=	297,785
Heat/Cool Adj	+ 14.47	Depreciation (7%)	-	20,845
Plumbing Adj	+ 15.35	Lump Sums	+	0
Basement Adj	+ 33.99	RCNLD	=	276,940
Adj Base Cost	= 171.08	Lot Value	+	
Total Area	x 1,456	Indicated Value	=	276,940
Adjusted Cost	= 249,092	Value Per SqFt		190.21

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	135864	28x5		140	29.04		4,066
PATO	SLAB PORCH - OPEN	135865	362		362	9.80		3,548
PRCH	SLAB PORCH - COVERED	135866	7x4		28	29.44		824
PATO	SLAB PORCH - OPEN	135871	28x20		560	9.69		5,426



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	0x0x0	Base		
	Qual	3	Cond	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (39.31 x)						



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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
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			29.629	144	144	4,267	4,267
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			5.263	192	192	1,011	1,011
HC	HECTOR STONY SANDY LOAM	TMBR	20			4.351	36	36	157	157
RS	ROUGH STONY LAND	TMBR	20			2.371	36	36	85	85
VD	VERDIGRIS SILT LOAM	TMBR	95			3.919	171	171	670	670
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			14.466	85	85	1,224	1,224
TMBR Totals						60.000			7,414	7,414
Total Agland						60.000			7,414	7,414