



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 06:20:50
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Assessment Data					Primary Image																																																																																																																				
Account 660016495 Parcel ID 23N17E-17-1-00000-000-0000 Cadastral ID 17-23-17-00800 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 258612 BANZET, LARRY D & CARLA R PO BOX 2083 CLAREMORE OK 74018-2083 Parcel Location Situs 17712 E 370 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 17 / 23 / 17 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-09\IMG_007! 9/10/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.48083570 -95.51301427																																																																																																																									
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	5	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	212,628.00 x .25 = 53,863	
Factor Value		
Adjustments	1.0000	
Lot Value	53,863	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	DMH LOWER VALUED MH
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,960 / 1,960
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1993 / 33



\\tsclient\C\Users\Randy Necessary\Pictures\2020-09-09\IMG_007! 9/10/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	176,518	90.06	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	54.17	Total Misc Impr	+	19,766			
Roofing Adj	+ 4.13	Garage Cost	+				
Subfloor Adj	+ 2.05	Total RCN	=	167,021			
Heat/Cool Adj	+ 10.09	Depreciation (45%)	-	75,159			
Plumbing Adj	+ 4.68	Lump Sums	+	5,371			
Basement Adj	+ 0.00	RCNLD	=	97,233			
Adj Base Cost	= 75.13	Lot Value	+	53,863			
Total Area	x 1,960	Indicated Value	=	151,096			
Adjusted Cost	= 147,255	Value Per SqFt		77.09			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	97,233		
Lot Value	53,863		
Indicated Value	151,096	77.09	Per SqFt
Agland Value			
Site Improvements	40,232		
Total Value	191,328	97.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	39533	33x26		858	7.52		6,452
WODO	WOOD DECK - OPEN	116407	35x11		385	14.84	6%	5,371
PRCH	SLAB PORCH - COVERED	131555	50x14	2016	700	19.02		13,314



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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	Crawl	13	1 St/Cr	1,960	1.000	1,960
2	M	PATO		13	Open Slab	858	1.000	858
3	M	WODO		13	WODO	385	1.000	385
4	M	PRCH		13	SLBC	700	1.000	700
Total Building Area						1,960		1,960



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	24x48x0			1,152
	Qual	3	Cond 3	Year	Eff Age 8	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
	Base Cost (10.33 x 1,152)		11,900		11,900	11,900
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)
	Base Cost (31.48 x 1,200)		37,776		37,776	28,332
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (3.50 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)
	Base Cost (4.68 x)					