



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 660017005 Parcel ID 22N17E-18-3-00000-000-0000 Cadastral ID 18-22-17-01000 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 32714 RAYNOR 2017 TRUST VESTER R & DEANA S RAYNOR TRUSTEES 16223 E 440 RD CLAREMORE OK 74017-0615																																																																																																																									
Parcel Location Situs 16223 E 440 RD Subdivision Lot/Block / Parcel Size 39.36 - Acres Sec/Twn/Rng 18 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.38164010 -95.54082816 LOT 4 LESS N 208.71' W 208.71'					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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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' 11/5/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,896 / 1,896
Style	100% One Story
HVAC	100% Electric Baseboard
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	640 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1967 / 44

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	98.62	Total Misc Impr	+ 1,731
Roofing Adj	+ 4.22	Garage Cost	+ 16,704
Subfloor Adj	+ 1.21	Total RCN	= 227,810
Heat/Cool Adj	+ 0.88	Depreciation (52%)	- 118,461
Plumbing Adj	+ 5.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 109,349
Adj Base Cost	= 110.43	Lot Value	+ 109,349
Total Area	x 1,896	Indicated Value	= 109,349
Adjusted Cost	= 209,375	Value Per SqFt	57.67

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,349		
Lot Value			
Indicated Value	109,349	57.67	Per SqFt
Agland Value	6,553		
Site Improvements	16,867		
Total Value	132,769	70.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2000	1	0.00		
PRCH	SLAB PORCH - COVERED	41078	9x8		72	24.04		1,731



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	30x24x8	Base	Composition Shingle	720
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)
Base Cost (17.31 x 720)		12,463		12,463	3,116	9,347
	BNGP	Barn - General Purpose	32x24x6	Base	Galvanized Metal	768
	Qual	3	Cond 3	Year 1995	Eff Age 23	
	Valuation Summary		Modifier Total		RCN	Depr (52% Phys/ % Func)
Base Cost (20.40 x 768)		15,667		15,667	8,147	7,520



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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	IMP PST	51		0	9.000	143	143	1,285	1,285
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	27.360	168	168	4,596	4,596
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	3.000	224	224	672	672
IMP PST Totals						39.360			6,553	6,553
Total Agland						39.360			6,553	6,553