



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:02:07  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017012 <b>Parcel ID</b> 22N17E-18-1-00000-000-0000 <b>Cadastral ID</b> 18-22-17-01700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 75 - SEQUOYAH/FOYIL FD <b>Name ID</b> 262071 FREDERICK, BRIAN A &  PHYLLIS 15213 S 4195 RD CLAREMORE OK 74017-0000					<p>11/04/2020 14:14</p> <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/4/2020</p>																																																																																																																				
<b>Parcel Location</b> <b>Situs</b> 15213 S 4195 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 18 / 22 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.39118008 -95.53298549 S2 SW NW NE					<b>Building Permits</b> <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	5		
Non-Ag Acres	5.054		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	220,151.00 x .35 = 76,818		
Factor Value			
Adjustments	1.0000		
Lot Value	76,818		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	3,210 / 3,210
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,210
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	1,540 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	512,520 159.66 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	261,614
Lot Value	76,818
Indicated Value	338,432 105.43 Per SqFt
Agland Value	
Site Improvements	112,801
Total Value	451,233 140.57 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.82	Total Misc Impr	+ 34,893
Roofing Adj	+ 4.34	Garage Cost	+ 45,877
Subfloor Adj	+ -2.06	Total RCN	= 458,972
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	- 197,358
Plumbing Adj	+ 6.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 261,614
Adj Base Cost	= 117.82	Lot Value	+ 76,818
Total Area	x 3,210	Indicated Value	= 338,432
Adjusted Cost	= 378,202	Value Per SqFt	105.43

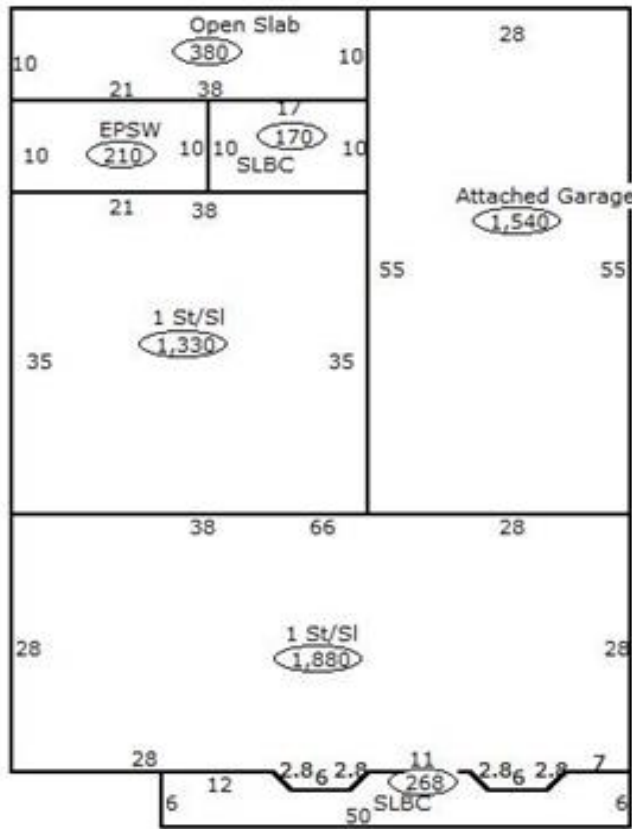
### Miscellaneous Improvements

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	41090		268	268	26.09		6,992
PATO	SLAB PORCH - OPEN	41092		38x10	380	8.66		3,291
PRCH	SLAB PORCH - COVERED	116906		17x10	170	26.40		4,488
EPSW	ENCLOSED PORCH - SOLID WALL	116907		21x10	210	69.08		14,507



Sketch Image

660017012



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	1,880	1.000	1,880
2	M	PRCH		20	SLBC	268	1.000	268
3	G	1		20	Attached Garage	1,540	1.000	1,540
4	M	PATO		20	Open Slab	380	1.000	380
5	R	1	Slab	20	1 St/SI	1,330	1.000	1,330
6	M	PRCH		20	SLBC	170	1.000	170
7	M	EPSW		20	EPSW	210	1.000	210
<b>Total Building Area</b>						<b>3,210</b>		<b>3,210</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	6x8x6	Plank	Galvanized Metal	48
	Qual 3	Cond 3	Year 2024	Eff Age 2		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (39.31 x 48)		1,887		1,887 189		1,698
	GRDT	GARAGE - DETACHED	40x28x6	Concrete	Composition Shingle	1,120
	Qual 3	Cond 3	Year 1990	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.24 x 1,120)		30,509		30,509 6,102		24,407
	GRDT	Garage - Detached	42x34x8	Concrete	Composition Shingle	1,428
	Qual 3	Cond 3	Year 1985	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (27.24 x 1,428)		38,899		38,899 11,670		27,229
	UTIL	Shop Building	60x50x10	Concrete	Galvanized Metal	3,000
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (23.38 x 3,000)		70,140		70,140 14,028		56,112
	UTIL	Utility Building	12x20x6	Concrete	Composition Shingle	240
	Qual 4	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 (34.95 x 240)		8,388		8,388 5,033		3,355