



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017027 <b>Parcel ID</b> 22N17E-18-3-00000-000-0000 <b>Cadastral ID</b> 18-22-17-03000 <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> 253142 PUZDER, TIMOTHY JOHN &  BELINDA M 15695 S 4190 RD CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 15695 S 4190 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 15.11 - Acres <b>Sec/Twn/Rng</b> 18 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.38484918 -95.53972500 S2 NE LOT 3 & SE LOT 3					<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>R14</td> <td>R14-PER PHONE CALL NEW POLE BA</td> <td>12/2013</td> <td>01/2014</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R14	R14-PER PHONE CALL NEW POLE BA	12/2013	01/2014																																																																																																							
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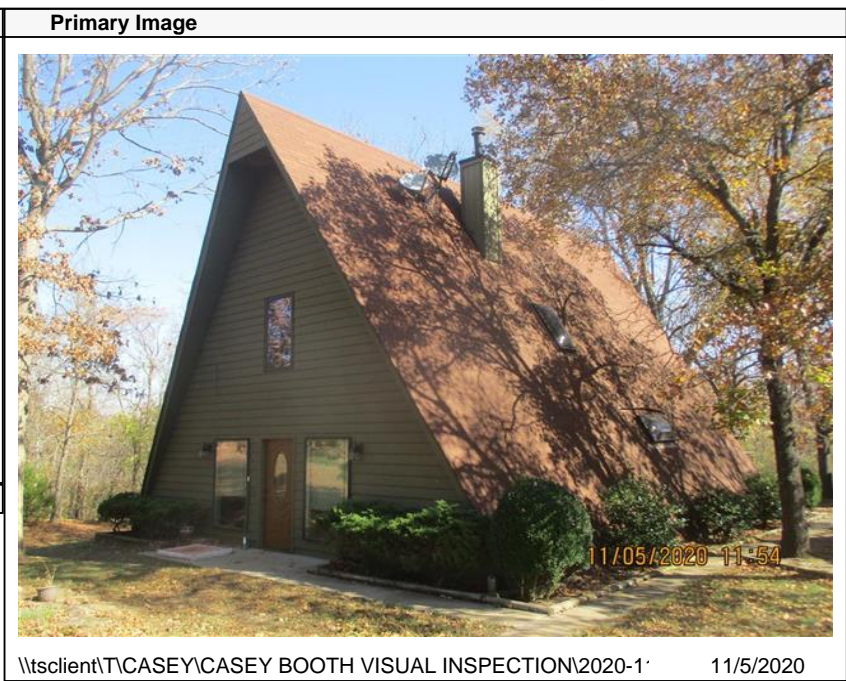
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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 11/5/2020

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,092 / 1,680
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,092
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	400 Detached Garage - Finished
Remodel	
Year/Eff Age	1980 / 35

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	81.28	Total Misc Impr	+ 5,802
Roofing Adj	+ 2.99	Garage Cost	+ 16,664
Subfloor Adj	+ -0.79	Total RCN	= 181,276
Heat/Cool Adj	+ 5.57	Depreciation ( 44%)	- 79,761
Plumbing Adj	+ 5.48	Lump Sums	+ 1,754
Basement Adj	+ 0.00	RCNLD	= 103,269
Adj Base Cost	= 94.53	Lot Value	+ 103,269
Total Area	x 1,680	Indicated Value	= 103,269
Adjusted Cost	= 158,810	Value Per SqFt	61.47

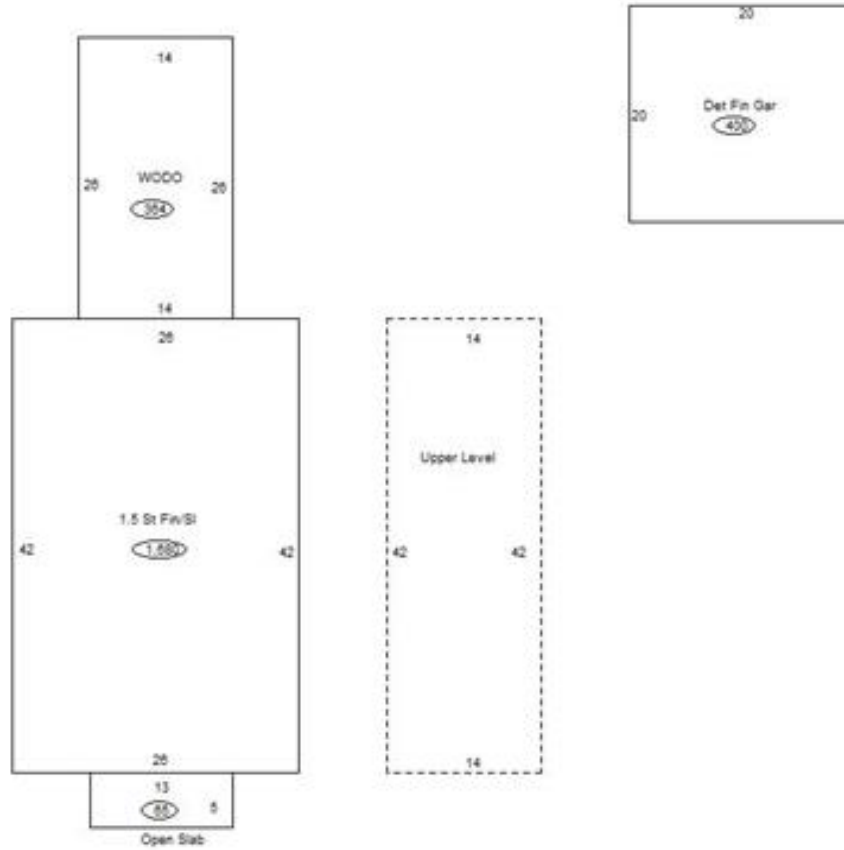
<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	103,269		
Lot Value			
Indicated Value	103,269	61.47	Per SqFt
Agland Value	1,019		
Site Improvements	12,983		
Total Value	218,786	130.23	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
WODO	WOOD DECK - OPEN	41132	26x14		364	16.06	70%	1,754
PATO	SLAB PORCH - OPEN	41133	13x5		65	10.86		706



Sketch Image

660017027



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,092	1.538	1,680
2	M	WODO		13	WODO	364	1.000	364
3	M	PATO		13	Open Slab	65	1.000	65
4	U	^UL	Overhang	13	Upper Level	588	1.000	588
5	G	6		13	Det Fin Gar	400	1.000	400
<b>Total Building Area</b>						1,092		1,680



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x24x10	Base	Formed Metal	720
	Qual 3	Cond 3	Year 2013	Eff Age 10		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.54 x 720)	16,229		16,229	3,246	12,983
	SHDS	Shed - Small	6x6x6	Base	Composition Shingle	36
	Qual 3	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ 100% Func)</b>	<b>RCNLD</b>
	Base Cost (34.91 x 36)	1,257		1,257	1,257	
	SHDS	Shed - Small	6x12x6	Base	Composition Shingle	72
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ 100% Func)</b>	<b>RCNLD</b>
	Base Cost (29.61 x 72)	2,132		2,132	2,132	



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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	NTV PST	51			1.275	122	122	156	156
HC	HECTOR STONY SANDY LOAM	TMBR	20			10.593	36	36	381	381
VD	VERDIGRIS SILT LOAM	TMBR	95			2.397	171	171	410	410
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			.846	85	85	72	72
<b>TMBR Totals</b>						15.110			1,019	1,019
<b>Total Agland</b>						15.110			1,019	1,019