



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:22:20  
Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660017036 <b>Parcel ID</b> 22N17E-18-1-00000-000-0000 <b>Cadastral ID</b> 18-22-17-03800 <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> 309129 LITTLEFIELD-ARMBRISTER, JACQUELINE  16770 E 430 RD CLAREMORE OK 74017-0653  <b>Parcel Location</b> <b>Situs</b> 16770 E 430 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 23.15 - 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: 36.39025348 -95.52791817 NE NW NE LESS N 300' OF E 200' E2 NW NE & LESS N 200' W2 NE NW NE & LESS W 280' S 460' NE NW NE & W2 NE NE LESS TR DESC 2023 009132 AS COMM NE/C W2 NE NE; S88.3811W 344.81' TO POB; S01 2149E 200'; N88.3811E 218'; N01.2149W 200'; S88.3811W 218' TO POB.																																																																																																																				
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Date 04/16/2026  
Time 22:22:20  
Page 2

<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	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,640 / 1,640
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,640
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	408 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1966 / 41

### 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	98.24	Total Misc Impr	+	10,429
Roofing Adj	+ 4.34	Garage Cost	+	11,865
Subfloor Adj	+ -1.15	Total RCN	=	217,897
Heat/Cool Adj	+ 11.47	Depreciation ( 49%)	-	106,770
Plumbing Adj	+ 6.37	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	111,127
Adj Base Cost	= 119.27	Lot Value	+	
Total Area	x 1,640	Indicated Value	=	111,127
Adjusted Cost	= 195,603	Value Per SqFt		67.76

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	111,127		
Lot Value			
Indicated Value	111,127	67.76	Per SqFt
Agland Value	2,153		
Site Improvements	6,177		
Total Value	119,457	72.84	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	41146	16x7		112	23.91		2,678
PRCH	SLAB PORCH - COVERED	41147	6x5		30	24.17		725
PATO	SLAB PORCH - OPEN	41148	16x12		192	10.05		1,930





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Date 04/16/2026  
 Time 22:22:20  
 Page 4

660017036

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x16x6	Base	Composition Shingle	160
	Qual	3	Cond 3	Year 2018	Eff Age 6	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (28% Phys/ 100% Func)</b>
		Base Cost (23.49 x 160)	3,758		3,758	3,758
	PCPT	Carport - Portable	20x20x6	Base	Formed Metal	400
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (48% Phys/ 100% Func)</b>
		Base Cost (4.25 x 400)	1,700		1,700	1,700
	PCPT	Carport - Portable	20x15x6	Dirt	Formed Metal	300
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (53% Phys/ 100% Func)</b>
		Base Cost (4.25 x 300)	1,275		1,275	1,275
	EQSH	Equipment Shed	34x22x6	Dirt	Galvanized Metal	748
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>
		Base Cost (18.35 x 748)	13,726		13,726	7,549
						6,177



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Date 04/16/2026  
Time 22:22:20  
Page 5

### Agland Inventory

660017036

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	TMBR	51			6.000	92	92	551	551
HC	HECTOR STONY SANDY LOAM	TMBR	20			9.530	36	36	343	343
VD	VERDIGRIS SILT LOAM	TMBR	95			6.000	171	171	1,026	1,026
<b>TMBR Totals</b>						21.530			1,920	1,920
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			1.620	144	144	233	233
<b>NTV PST Totals</b>						1.620			233	233
<b>Total Agland</b>						23.150			2,153	2,153