



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:57:21  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017037 <b>Parcel ID</b> 22N17E-18-1-00000-000-0000 <b>Cadastral ID</b> 18-22-17-03810 <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> 333267 JENSON, KYLE L & KAITLYN  16700 E 430 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16700 E 430 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.38 - 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: 36.39394232 -95.52999076 N 300' OF E 200' E2 NW NE																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1.38							
Non-Ag Acres	1.3455							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	58,611.00 x .52 = 30,731							
Factor Value								
Adjustments	1.0000							
Lot Value	30,731							
<b>Residential Data</b>								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture	TRAD TRADITIONAL							
Style	100% One Story							
Exterior Wall	100% Frame, Siding, Wood							
Base/Total Area	1,438 / 1,438							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	0							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	1992 / 26							
<b>Cost Approach</b> <span style="float: right;">Manual : 01/2025</span>								
Base Cost	96.80	Total Misc Impr	+	0				
Roofing Adj	+ 4.47	Garage Cost	+					
Subfloor Adj	+ 1.19	Total RCN	=	177,895				
Heat/Cool Adj	+ 11.47	Depreciation ( 35%)	-	62,263				
Plumbing Adj	+ 9.78	Lump Sums	+	3,765				
Basement Adj	+ 0.00	RCNLD	=	119,397				
Adj Base Cost	= 123.71	Lot Value	+	30,731				
Total Area	x 1,438	Indicated Value	=	150,128				
Adjusted Cost	= 177,895	Value Per SqFt		104.40				
<b>Value Reconciliation</b>								
Selected Approach	Cost Approach							
Improvements	119,397							
Lot Value	30,731							
Indicated Value	150,128	104.40	Per SqFt					
Agland Value								
Site Improvements	8,847							
Total Value	158,975	110.55	Total Value Per SqFt					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	41150	6x3		18	51.10		920
WODO	WOOD DECK - OPEN	41151	191		191	21.28	30%	2,845

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

### GRM Approach

GRM Code  
Gross Rent 0.00  
Indicated Value

### Multiple Regression

MRA Code 1 Test  
Adusted R 0.8445  
Indicated Value 136,045 94.61 Per SqFt

### Direct Comparables

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



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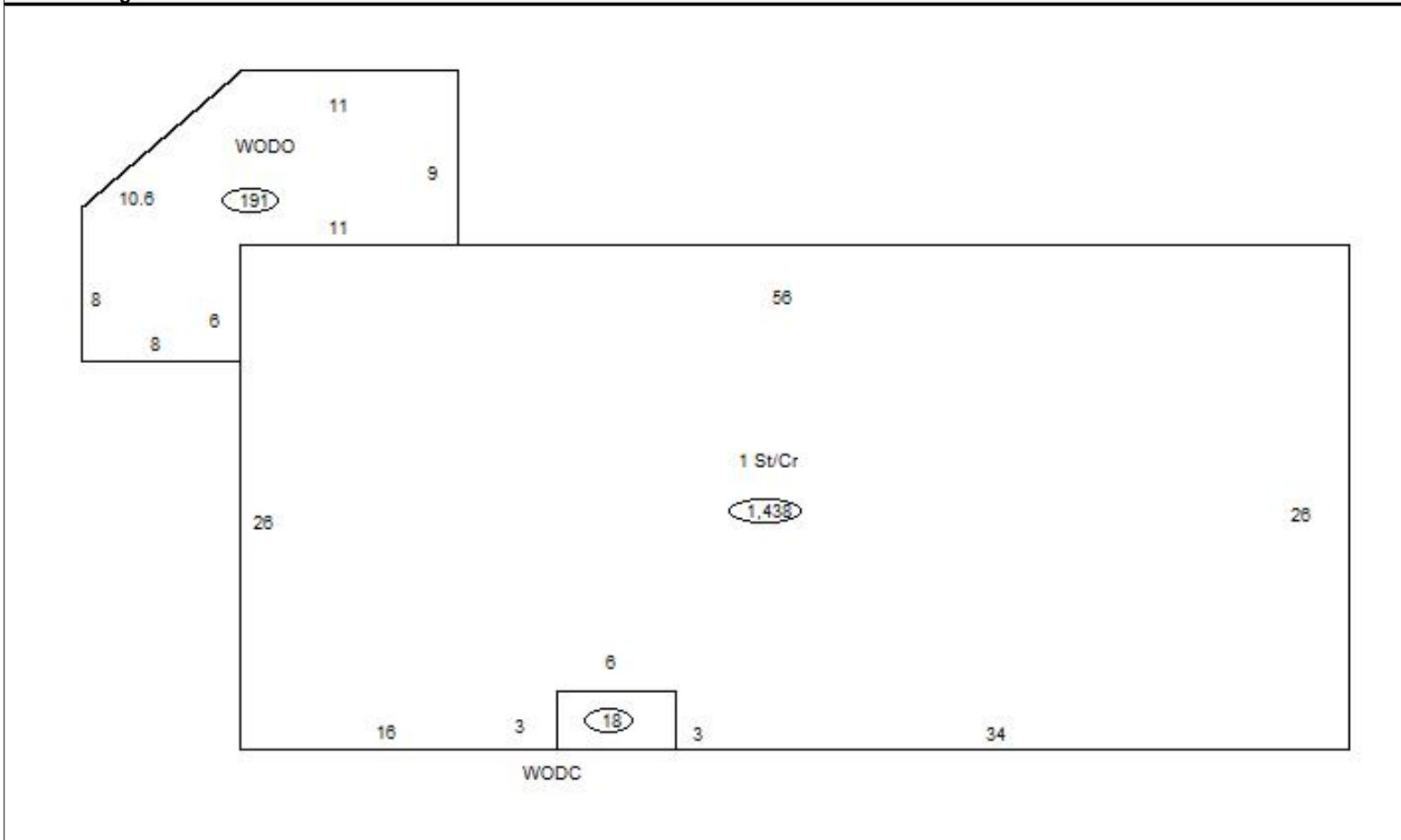
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,438	1.000	1,438
2	M	WODC		10	WODC	18	1.000	18
3	M	WODO		10	WODO	191	1.000	191
<b>Total Building Area</b>						1,438		1,438



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	20x20x8	Gravel	Galvanized Metal	400
	Qual	3	Cond 3	Year 2010	Eff Age 12	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (53% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.61 x 400)	1,844		1,844	977
	BNGP	Barn - General Purpose	22x24x6	Dirt	Galvanized Metal	528
	Qual	3	Cond 3	Year 2005	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (21.59 x 528)	11,400		11,400	3,420