



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 660017053 Parcel ID 23N17E-18-3-00000-000-0000 Cadastral ID 18-23-17-00600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 316360 ALMANZA, J REFUGIO & CLAUDIA S TRUSTEES 16371 E 380 RD UNIT B CLAREMORE OK 74017-0000 Parcel Location Situs 16371 380 RD UNIT B Subdivision Lot/Block / Parcel Size 95.02 - Acres Sec/Twn/Rng 18 / 23 / 17 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S007 - FOYIL SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.47015200 -95.53719262 S2 LOT 3 & NE 10 AC LOT 4 & S2 NE SW & N2 SE SW & W2 SE SE SW & E2 SW SE SW & NW SW SE & W2 NE SW SE																																																																																																																				
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Lot Data	
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	



Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,737 / 2,017
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1991 / 24

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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	95.51	Total Misc Impr	+ 56,849
Roofing Adj	+ 4.67	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 299,131
Heat/Cool Adj	+ 12.39	Depreciation (29%)	- 86,748
Plumbing Adj	+ 7.55	Lump Sums	+ 2,312
Basement Adj	+ 0.00	RCNLD	= 214,695
Adj Base Cost	= 120.12	Lot Value	+
Total Area	x 2,017	Indicated Value	= 214,695
Adjusted Cost	= 242,282	Value Per SqFt	106.44

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	214,695
Lot Value	
Indicated Value	214,695 106.44 Per SqFt
Agland Value	5,144
Site Improvements	98,810
Total Value	318,649 157.98 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
BALW	BALCONY - WOOD	41173	12x7		84	27.52		2,312
PRCH	SLAB PORCH - COVERED	41174	2547		2,547	22.32		56,849



Rogers

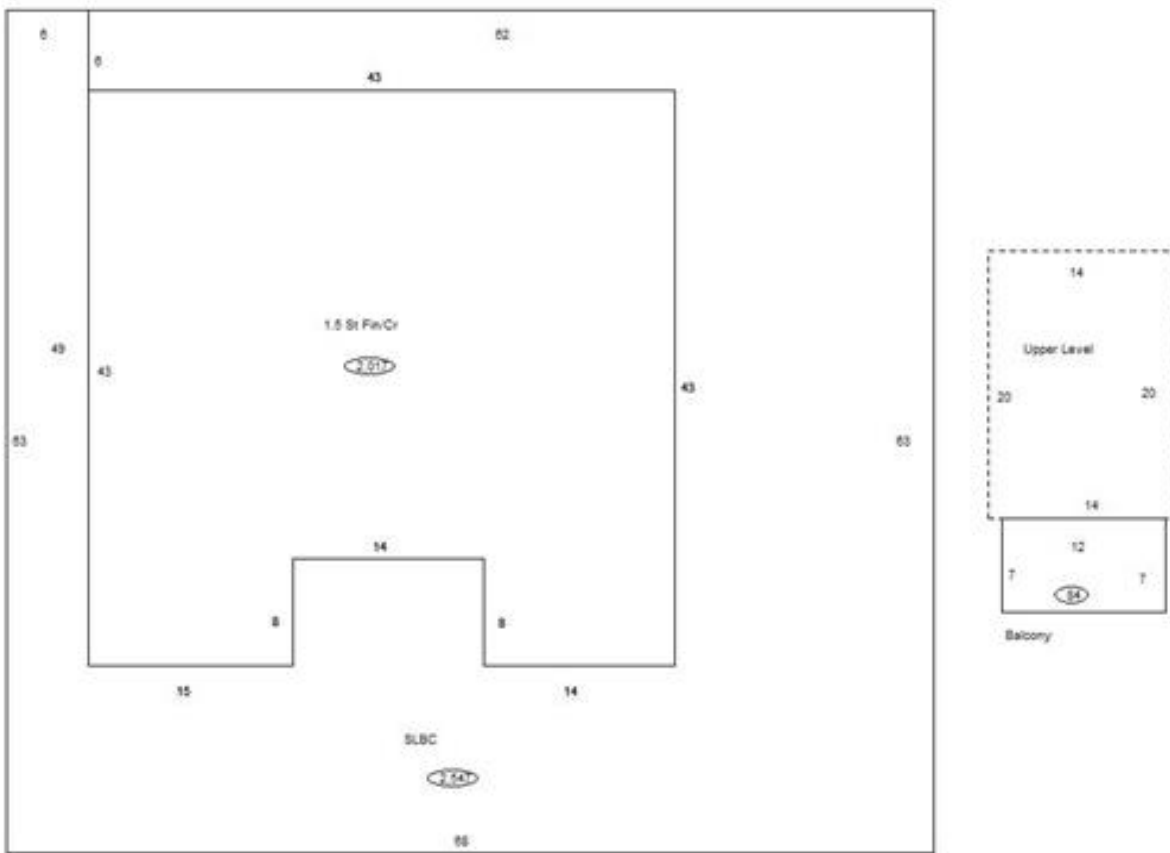
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,737	1.161	2,017
2	M	BALW		10	Balcony	84	1.000	84
3	M	PRCH		10	SLBC	2,547	1.000	2,547
4	U	^UL		10	Upper Level	280	1.000	280
Total Building Area						1,737		2,017



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LNT0	LEAN-TO	20x36x10	Concrete	Formed Metal	720
	Qual	3	Cond 3	Year 2019	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (31% Phys/ % Func)	
	Base Cost (11.74 x 720)		8,453	8,453	2,620	5,833
	UTIL	SHOP BUILDING	30x36x10	Concrete	Formed Metal	1,080
	Qual	3	Cond 3	Year 2011	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	
	Base Cost (33.09 x 1,080)		35,737	35,737	7,862	27,875
	SHDS	Shed - Small	14x18x8	Concrete	Formed Metal	252
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (52% Phys/ % Func)	
	Base Cost (21.92 x 252)		5,524	5,524	2,872	2,652
	BNGP	Barn - General Purpose	52x48x10	Dirt	Formed Metal	2,496
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	
	Base Cost (18.92 x 2,496)		47,224	47,224	17,473	29,751
	BNGP	Barn - General Purpose	50x50x10	Dirt	Formed Metal	2,500
	Qual	3	Cond 3	Year 2005	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	
	Base Cost (18.91 x 2,500)		47,275	47,275	17,492	29,783
	LOAF	LOAFING SHED	14x16x8	Dirt	Formed Metal	224
	Qual	3	Cond 2	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	
	Base Cost (6.82 x 224)		1,528	1,528	1,070	458
	LOAF	LOAFING SHED	14x16x8	Dirt	Formed Metal	224
	Qual	3	Cond 2	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	
	Base Cost (6.82 x 224)		1,528	1,528	1,070	458



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	8x40x8			320
	Qual	Cond	Year	Eff Age		
	0		0	0		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
Base Cost (6.25 x 320)	2,000		2,000	2,000



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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	TMBR	51		0	4.000	92	92	367	367
CO	COLLINSVILLE STONY LOAM	TMBR	22		0	5.000	40	40	198	198
DNB	DENNIS SILT LOAM 1-3% SLO	TMBR	80		0	1.000	144	144	144	144
TMBR Totals						10.000			709	709
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45		0	4.000	108	108	432	432
NAB	NEWTONIA SILT LOAM 1-3% S	NTV PST	80		0	11.000	192	192	2,112	2,112
NTV PST Totals						15.000			2,544	2,544
RCMA	Invalid Soil Code	WASTE	0		27	70.020	27	27	1,891	1,891
WASTE Totals						70.020			1,891	1,891
Total Agland						95.020			5,144	5,144