



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017058 <b>Parcel ID</b> 23N17E-18-4-00000-000-0000 <b>Cadastral ID</b> 18-23-17-01000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 327799 CARRIGAN, BRENDA ANN & CHARLES KEVIN WARD  706 W 81ST ST TULSA OK 74132-0000  <b>Parcel Location</b> <b>Situs</b> 09858 S 4200 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 90 - Acres <b>Sec/Twn/Rng</b> 18 / 23 / 17 / 4 <b>Neighborhood</b> 4050 - CHELSEA FOYIL RURAL <b>School District</b> S007 - FOYIL SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.47027588 -95.52784466																																																																																																																									
<b>E2 SE &amp; E2 E2 SW SE</b>					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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<b>Lot Data</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\C\Users\Randy Necessary\Pictures\2020-09-14\IMG\_006: 9/16/2020

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	848 / 1,220
Style	100% 1 1/2 Story Finished
HVAC	2 Wall Air Conditioners (Count)
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 65

<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	96.83	Total Misc Impr	+ 12,251
Roofing Adj	+ 3.86	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 141,120
Heat/Cool Adj	+ 0.00	Depreciation ( 66%)	- 93,139
Plumbing Adj	+ 4.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 47,981
Adj Base Cost	= 105.63	Lot Value	+
Total Area	x 1,220	Indicated Value	= 47,981
Adjusted Cost	= 128,869	Value Per SqFt	39.33

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	47,981
Lot Value	
Indicated Value	47,981 39.33 Per SqFt
Agland Value	16,557
Site Improvements	192,904
Total Value	257,442 211.02 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2012	1	0.00		
PRCH	SLAB PORCH - COVERED	41182	26x6		156	25.91		4,042
EPSW	ENCLOSED PORCH - SOLID WALL	41183	15x8		120	68.41		8,209



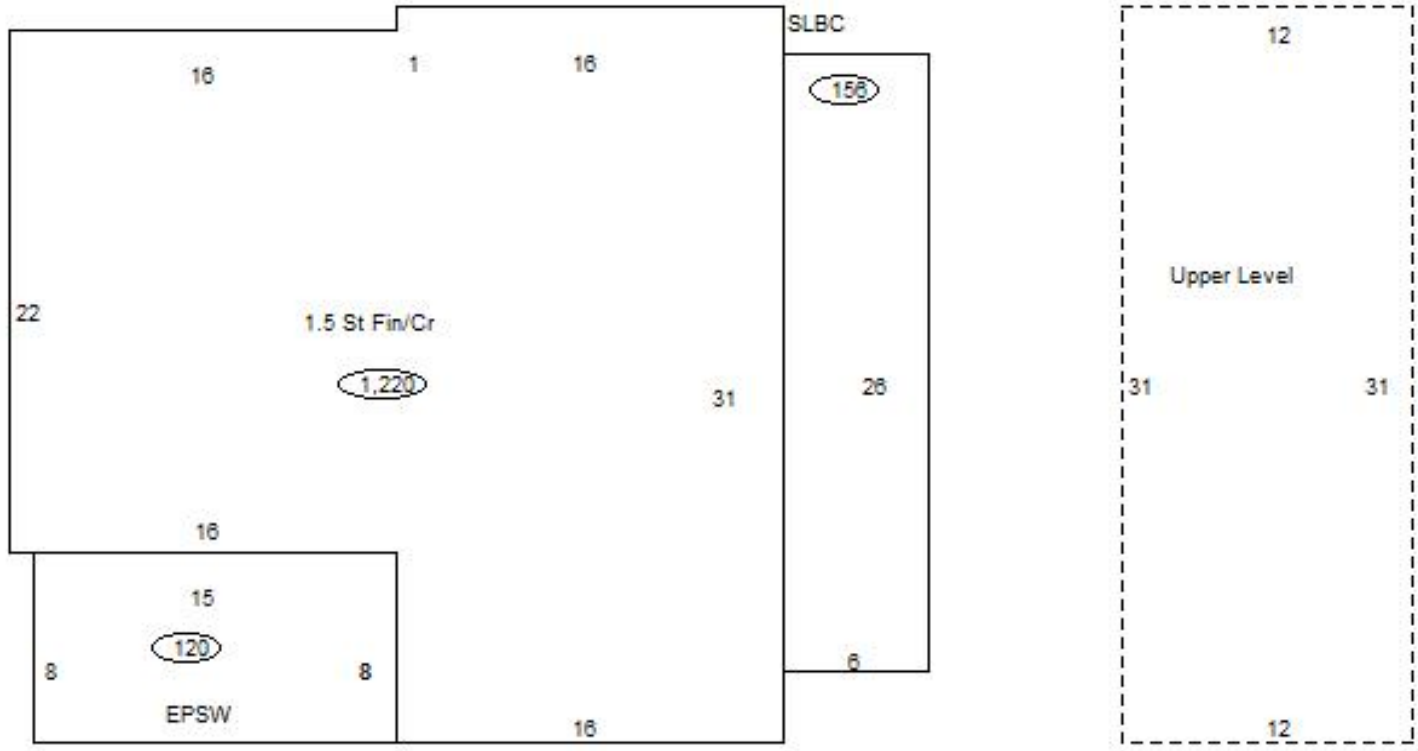
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Sketch Image

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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	848	1.439	1,220
2	M	PRCH		10	SLBC	156	1.000	156
3	M	EPSW		10	EPSW	120	1.000	120
4	U	^UL		10	Upper Level	372	1.000	372
<b>Total Building Area</b>						848		1,220



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	HS	HAY SHED	72x72x0			5,184	
	Qual	3	Cond	3	Year	2020	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x 5,184)	24,261		24,261	24,261	
	UTIL	SHOP BUILDING	72x72x8	Concrete	Formed Metal	5,184	
	Qual	4	Cond	3	Year	2020	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (9% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (26.70 x 5,184)	138,413		138,413	12,457	125,956
	LOAF	LOAFING SHED	65x20x8	Dirt	Formed Metal	1,300	
	Qual	3	Cond	3	Year	2005	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (52% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.73 x 1,300)	8,749		8,749	4,549	4,200
	BNGP	Barn - General Purpose	40x69x10	Dirt	Formed Metal	2,760	
	Qual	3	Cond	3	Year	2000	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (18.55 x 2,760)	51,198		51,198	25,087	26,111
	LOAF	LOAFING SHED	12x30x8	Dirt	Formed Metal	360	
	Qual	3	Cond	3	Year	2000	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.73 x 360)	2,423		2,423	1,430	993
	LOAF	LOAFING SHED	12x20x8	Dirt	Formed Metal	240	
	Qual	3	Cond	3	Year	2000	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.73 x 240)	1,615		1,615	953	662
	LOAF	LOAFING SHED	12x18x8	Dirt	Formed Metal	216	
	Qual	3	Cond	3	Year	2000	Eff Age
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (6.73 x 216)	1,454		1,454	858	596



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	36x34x8	Dirt	Formed Metal	1,224
	Qual 3	Cond 3	Year 1980	Eff Age 35		
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (61% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (21.21 x 1,224)		25,961		25,961	15,836	10,125



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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	IMP PST	51		0	1.000	143	143	143	143
CO	COLLINSVILLE STONY LOAM	IMP PST	22		0	11.000	62	62	678	678
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	31.000	168	168	5,208	5,208
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80		0	46.000	224	224	10,304	10,304
NAB	NEWTONIA SILT LOAM 1-3% S	IMP PST	80		0	1.000	224	224	224	224
<b>IMP PST Totals</b>						90.000			16,557	16,557
<b>Total Agland</b>						90.000			16,557	16,557