



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:01:36
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Assessment Data					Primary Image																																																																																																																				
Account 660017670 Parcel ID 22N17E-19-4-00000-000-0000 Cadastral ID 19-22-17-00500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 332384 BASLER, JOSHUA LEE 16550 S 4200 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16550 S 4200 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 19 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.37170375 -95.52737293																																																																																																																									
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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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\ 11/9/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,096 / 2,096
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,096
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	106.34	Total Misc Impr	+ 6,045
Roofing Adj	+ 4.65	Garage Cost	+
Subfloor Adj	+ -2.19	Total RCN	= 276,094
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 118,720
Plumbing Adj	+ 7.40	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 157,374
Adj Base Cost	= 128.84	Lot Value	+
Total Area	x 2,096	Indicated Value	= 157,374
Adjusted Cost	= 270,049	Value Per SqFt	75.08

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	157,374
Lot Value	
Indicated Value	157,374
Agland Value	2,901
Site Improvements	76,852
Total Value	237,127
	113.13
	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	5,615.40		5,615
SHLT	STORM SHELTER	0		1	2012	0.00		
PRCH	SLAB PORCH - COVERED	42801	4x4		16	26.88		430



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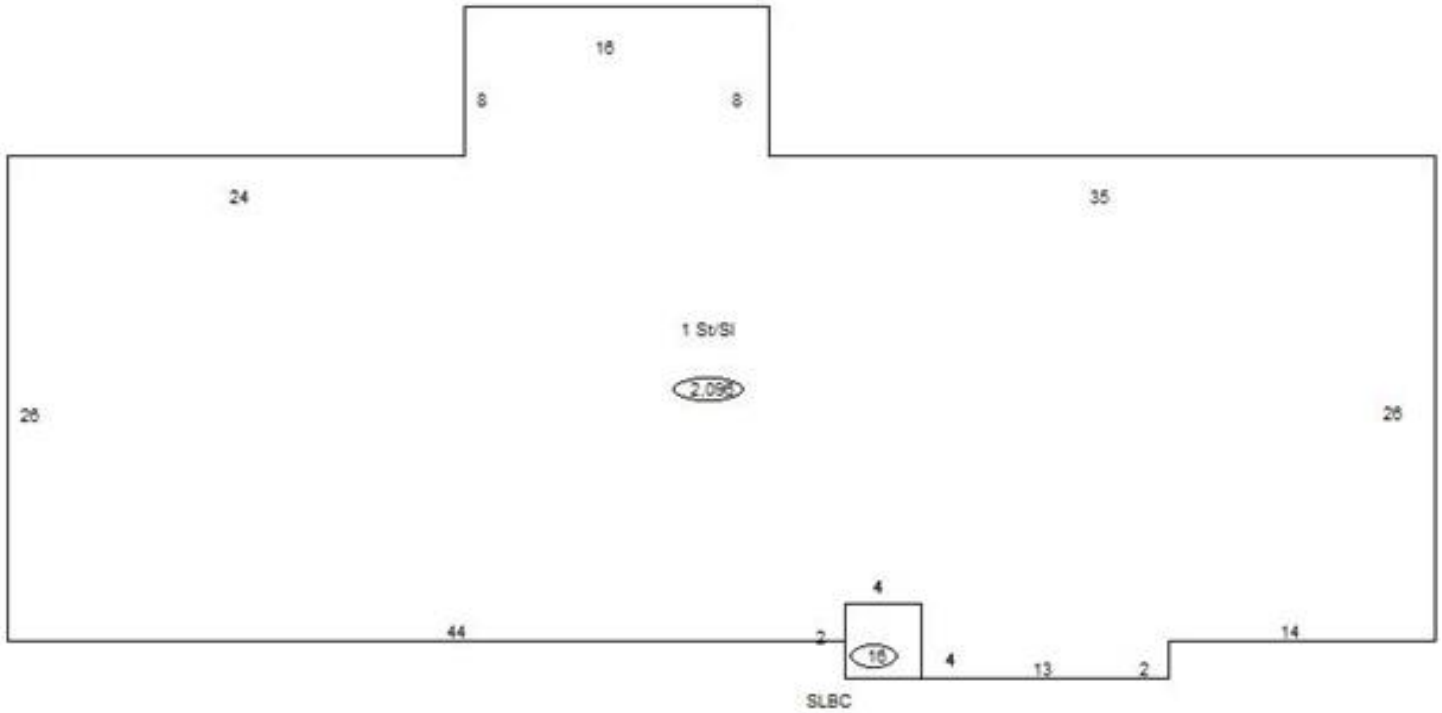
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,096	1.000	2,096
2	M	PRCH		10	SLBC	16	1.000	16
Total Building Area						2,096		2,096



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	0x0x0	Base		1,500	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (28.71 x 1,500)	43,065		43,065	4,307	38,758
	BNGP	Barn - General Purpose	0x0x0	Base		3,432	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
		Base Cost (17.66 x 3,432)	60,609		60,609	36,365	24,244
	LOAF	Loafing Shed	0x0x0	Base		240	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (6.73 x 240)	1,615		1,615	404	1,211
	LOAF	Loafing Shed	0x0x0	Base		1,000	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD	
		Base Cost (6.73 x 1,000)	6,730		6,730	2,356	4,374
	GRDT	Garage - Detached	0x0x0	Base		624	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
		Base Cost (17.66 x 624)	11,020		11,020	2,755	8,265



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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
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	8.000	98	98	784	784
LKB	LINKER FINE SANDY LOAM 1-	IMP PST	63		0	12.000	176	176	2,117	2,117
IMP PST Totals						20.000			2,901	2,901
Total Agland						20.000			2,901	2,901