



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 660017677 Parcel ID 22N17E-19-1-00000-000-0000 Cadastral ID 19-22-17-01200 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 349299 CATRON, JARRETT & JOSIE 16390 S 4200 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16390 S 4200 RD Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 19 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/9/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.37454158 -95.52582760 BEG: SE/C NE SE NE; N 104'; W 416'; S 104'; E 416' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0971	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,791.00 x .54 = 25,862	
Factor Value		
Adjustments	1.1000	
Lot Value	28,448	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	840 / 840
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1962 / 48



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/9/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	53,105	63.22	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,651		
Lot Value	28,448		
Indicated Value	73,099	87.02	Per SqFt
Agland Value			
Site Improvements	832		
Total Value	73,931	88.01	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.78	Total Misc Impr	+	9,314			
Roofing Adj	+ 4.46	Garage Cost	+				
Subfloor Adj	+ 2.56	Total RCN	=	103,839			
Heat/Cool Adj	+ 0.76	Depreciation (57%)	-	59,188			
Plumbing Adj	+ 5.97	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	44,651			
Adj Base Cost	= 112.53	Lot Value	+	28,448			
Total Area	x 840	Indicated Value	=	73,099			
Adjusted Cost	= 94,525	Value Per SqFt		87.02			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	42809	8x6		48	21.14		1,015
PRCH	SLAB PORCH - COVERED	42810	18x8		144	20.84		3,001
EPSW	ENCLOSED PORCH - SOLID WALL	42811	12x8		96	55.19		5,298

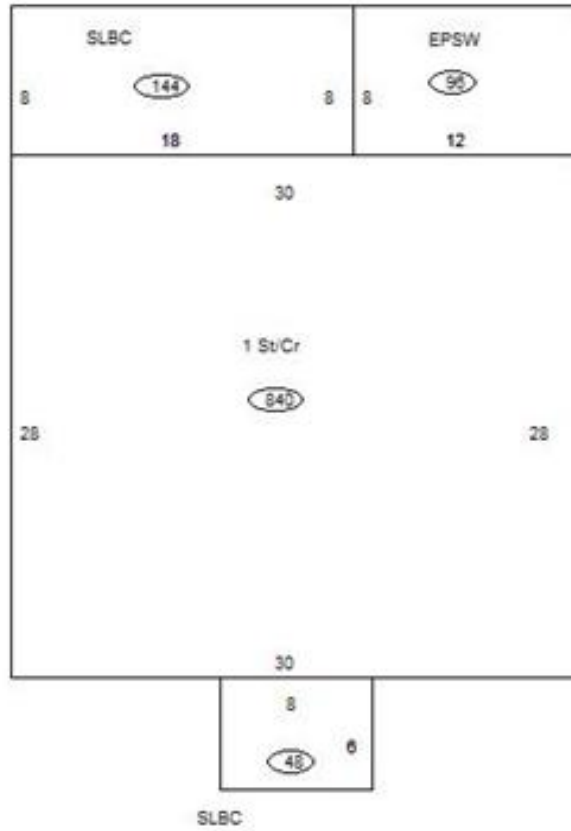


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Sketch Image

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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	840	1.000	840
2	M	PRCH		10	SLBC	48	1.000	48
3	M	PRCH		10	SLBC	144	1.000	144
4	M	EPSW		10	EPSW	96	1.000	96
Total Building Area						840		840



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	19x24x6	Dirt	Galvanized Metal	456
	Qual	2.5	Cond 3	Year 2000	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (85% Phys/ % Func)	RCNLD
Base Cost (12.16 x 456)		5,545		5,545	4,713	832