



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	660017692								
Parcel ID	22N17E-19-4-00000-000-0000								
Cadastral ID	19-22-17-02600								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	2						
Tax Area	75 - SEQUOYAH/FOYIL FD								
Name ID	31834								
BOSWELL, BARBARA ANN & LARRY JOE									
PO BOX 2402 CLAREMORE OK 74018-2402									
Parcel Location									
Situs	16818 S 4196 RD								
Subdivision									
Lot/Block	/	Parcel Size	5 - Acres						
Sec/Twn/Rng	19 / 22 / 17 / 4								
Neighborhood	4070 - FOYIL SEQUOYAH AREA								
School District	S006 - SEQUOYAH SCHOOLS								
Legal Description Lat/Long: 36.36854769 -95.53302522									
Building Permits									
N2 NW SW SE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax	
Remove Cap	0	Land Value	840	413	11%	45	Assessed	10,809	1,095.06
Year Frozen	2009	Improvements	198,887	97,851		10,764	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00
TIF Project ID	0	Total Value	199,727	98,264		10,809	Total Taxable	9,809	1,007.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660017692	BOSWELL, BARBARA ANN &			75	195,779	1000	9,809	1,006.00
2024	2024-660017692	BOSWELL, BARBARA ANN &			75	163,813	1000	9,809	1,013.00
2023	2023-660017692	BOSWELL, BARBARA ANN &			75	151,272	1000	9,809	1,035.00
2022	2022-660017692	BOSWELL, BARBARA ANN &			75	145,165	1000	9,809	1,057.00
2021	2021-660017692	BOSWELL, BARBARA ANN &			75	146,010	1000	9,809	1,028.00
2020	2020-660017692	BOSWELL, BARBARA ANN &			75	147,356	1000	9,809	1,066.00
2019	2019-660017692	BOSWELL, BARBARA ANN &			75	141,898	1000	9,809	1,057.00
2018	2018-660017692	BOSWELL, BARBARA ANN &			75	146,379	1000	9,809	1,062.00
2017	2017-660017692	BOSWELL, BARBARA ANN &			75	144,909	1000	9,809	1,057.00
2016	2016-660017692	BOSWELL, BARBARA ANN &			75	140,918	1000	9,809	1,055.00
2015	2015-660017692	BOSWELL, BARBARA ANN &			75	139,009	1000	9,809	1,073.00
2014	2014-660017692	BOSWELL, BARBARA			75	141,915	1000	9,809	1,088.00
2013	2013-660017692	BOSWELL, BARBARA			75	134,920	1000	9,809	1,062.00



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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	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,414 / 2,142
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,414
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
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	95.20	Total Misc Impr	+ 38,492
Roofing Adj	+ 3.27	Garage Cost	+
Subfloor Adj	+ -1.59	Total RCN	= 292,597
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 125,817
Plumbing Adj	+ 9.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 166,780
Adj Base Cost	= 118.63	Lot Value	+
Total Area	x 2,142	Indicated Value	= 166,780
Adjusted Cost	= 254,105	Value Per SqFt	77.86

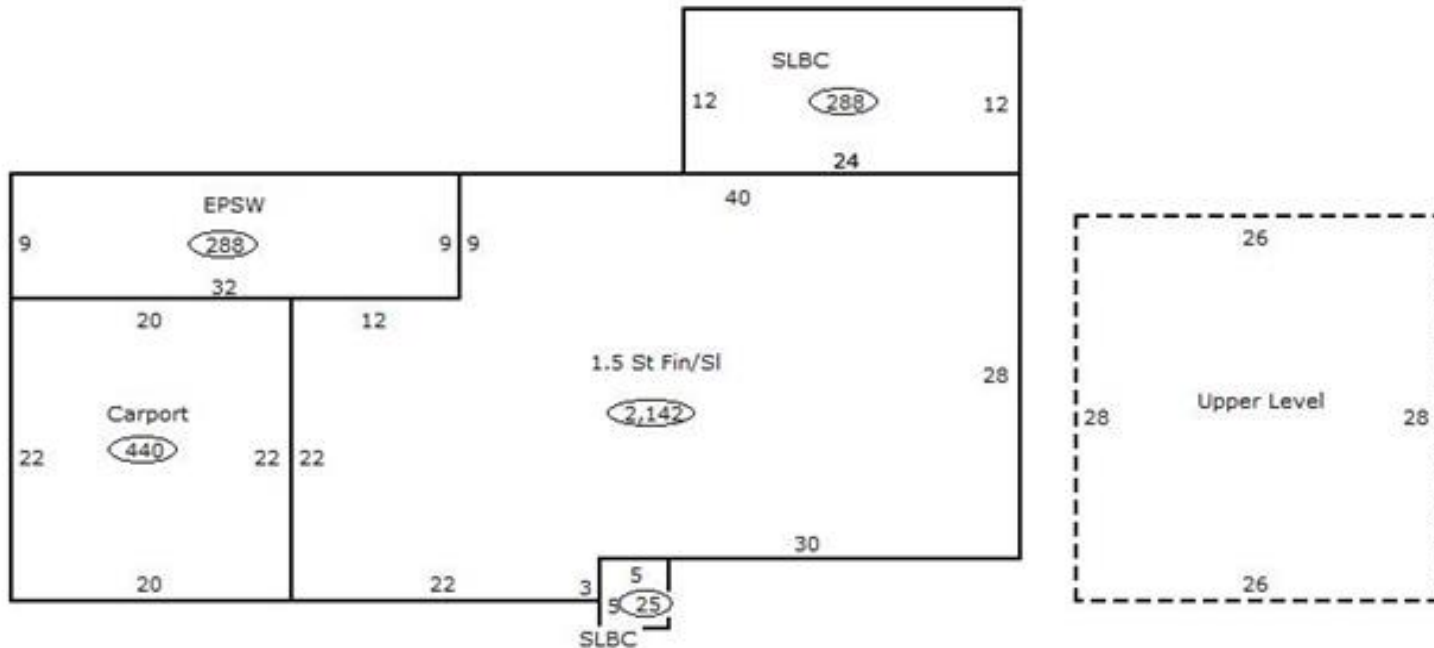
Value Reconciliation	
Selected Approach	Cost Approach
Improvements	166,780
Lot Value	
Indicated Value	166,780
Agland Value	840
Site Improvements	32,107
Total Value	199,727
	77.86 Per SqFt
	93.24 Total Value Per SqFt

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
CPDT	CARPORT - DETACHED	42840	22x20		440	11.36		4,998
PRCH	SLAB PORCH - COVERED	42841	25		25	26.85		671
PRCH	SLAB PORCH - COVERED	42842	24x12		288	26.03		7,497
EPSW	ENCLOSED PORCH - SOLID WALL	42843	32x9		288	68.44		19,711



Sketch Image

660017692



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,414	1.515	2,142
2	M	CPDT		13	Carport	440	1.000	440
3	M	PRCH		13	SLBC	25	1.000	25
4	M	PRCH		13	SLBC	288	1.000	288
5	M	EPSW		13	EPSW	288	1.000	288
6	U	^UL	Overhang	13	Upper Level	728	1.000	728
Total Building Area						1,414		2,142



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x10x6	Plank	Galvanized Metal	100
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (29.46 x 100)		2,946	2,946	2,946	
	UTIL	Shop Building	26x32x8	Concrete	Galvanized Metal	832
	Qual	3	Cond 3	Year 2005	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (31.47 x 832)		26,183	26,183	2,618	23,565
	BNGP	Barn - General Purpose	42x30x8	Base	Galvanized Metal	1,260
	Qual	2	Cond 2	Year 2000	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
	Base Cost (19.37 x 1,260)		24,406	24,406	15,864	8,542



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	5.000	168	168	840	840
IMP PST Totals						5.000			840	840
Total Agland						5.000			840	840