



# 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	660018539													
Parcel ID	22N17E-20-2-00000-000-0000													
Cadastral ID	20-22-17-01000													
Property Type	REAL - Real Property													
Property Class	RA	VI Area 2												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	345660													
ORR CATTLE CO LLC														
16501 S 4200 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	16421 S 4200 RD													
Subdivision														
Lot/Block	/	Parcel Size	78.94 - Acres											
Sec/Twn/Rng	20 / 22 / 17 / 2													
Neighborhood	4070 - FOYIL SEQUOYAH AREA													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.37348499 -95.52032689														
SW SW NW & SE SW NW & SW SE NW & W2 NE SW & N2 SE NW & NE SW NW LESS S 105' W 440' SW SW NW														
Building Permits														
<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					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
HV	Veteran	No	999,999											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	ORR, THOMAS H & JO ANN	10/17/2024	0	WB										
1356/463	ORR, THOMAS H	02/19/2002	0											
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	0	Land Value 9,213	8,683	11%	955	Assessed	16,426	1,615.00						
Year Frozen	0	Improvements 184,415	140,640		15,471	Penalty	0							
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00						
TIF Project ID	0	Total Value 193,628	149,323		16,426	Total Taxable	16,426	1,615.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660018539	ORR CATTLE CO LLC	94	188,324	0	15,947	1,567.00							
2024	2024-660018539	ORR, THOMAS H & JO ANN	94	149,812	15483		248.00							
2023	2023-660018539	ORR, THOMAS H & JO ANN	94	141,110	15032		241.00							
2022	2022-660018539	ORR, THOMAS H & JO ANN	94	133,336	14594		234.00							
2021	2021-660018539	ORR, THOMAS H & JO ANN	94	132,740	14169		227.00							
2020	2020-660018539	ORR, THOMAS H & JO ANN	94	134,811	13756		179.00							
2019	2019-660018539	ORR, THOMAS H & JO ANN	94	130,128	13355		174.00							
2018	2018-660018539	ORR, THOMAS H & JO ANN	94	136,091	12967		169.00							
2017	2017-660018539	ORR, THOMAS H & JO ANN	94	134,744	12589		164.00							
2016	2016-660018539	ORR, THOMAS H & JO ANN	94	131,352	12222		159.00							
2015	2015-660018539	ORR, THOMAS H & JO ANN	94	130,067	11866		154.00							
2014	2014-660018539	ORR, THOMAS H & JO ANN	94	134,219	1000	10,521	1,085.00							
2013	2013-660018539	ORR, THOMAS H & JO ANN	94	127,798	1000	10,185	1,036.00							



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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</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\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/9/2020

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,622 / 1,622
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

<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	102.73	Total Misc Impr	+ 20,768
Roofing Adj	+ 4.35	Garage Cost	+ 16,336
Subfloor Adj	+ 1.15	Total RCN	= 241,687
Heat/Cool Adj	+ 11.47	Depreciation ( 49%)	- 118,427
Plumbing Adj	+ 6.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 123,260
Adj Base Cost	= 126.13	Lot Value	+ 123,260
Total Area	x 1,622	Indicated Value	= 123,260
Adjusted Cost	= 204,583	Value Per SqFt	75.99

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	123,260		
Lot Value			
Indicated Value	123,260	75.99	Per SqFt
Agland Value	9,213		
Site Improvements	61,155		
Total Value	193,628	119.38	Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	45158	31x4		124	23.86		2,959
PRCH	SLAB PORCH - COVERED	45159	22x12		264	23.36		6,167
EPSW	ENCLOSED PORCH - SOLID WALL	45160	13x8		104	62.94		6,546



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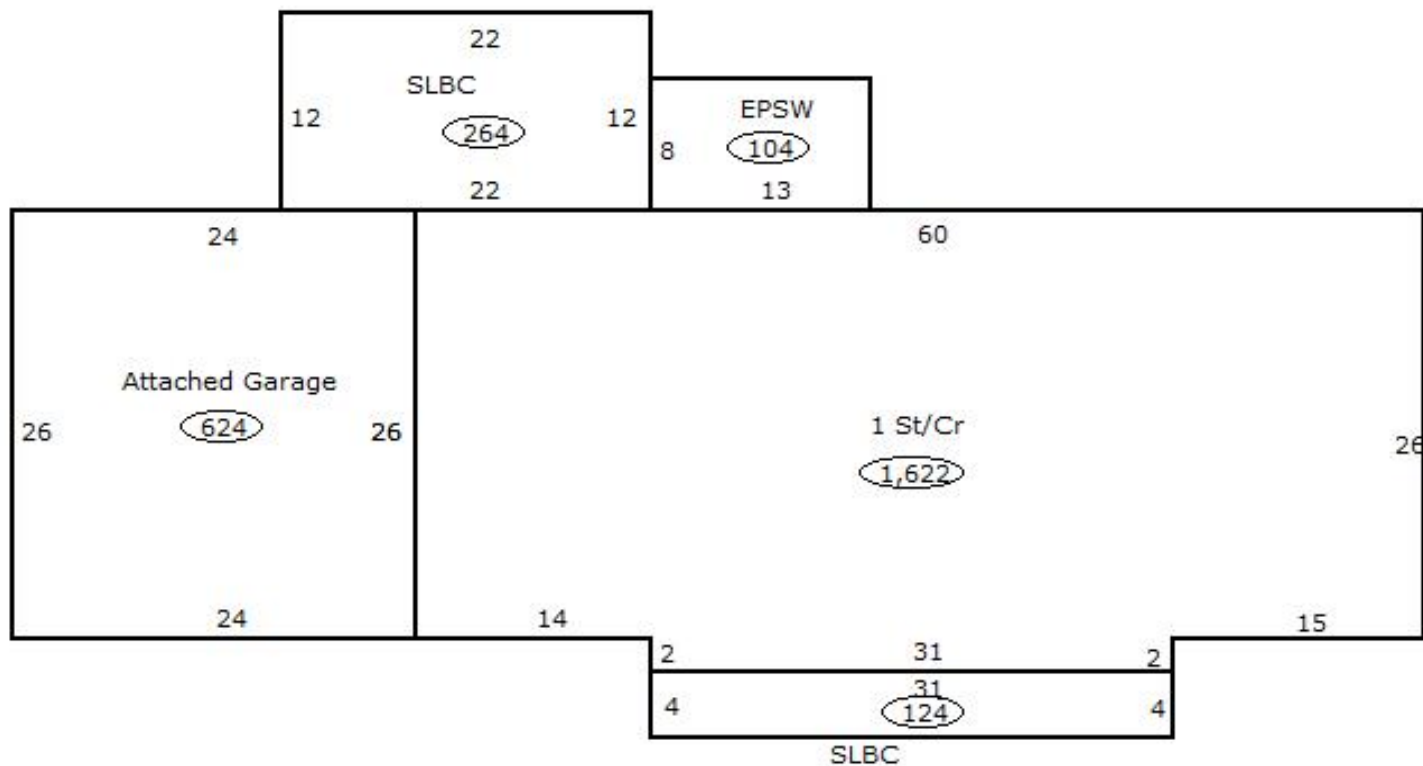
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,622	1.000	1,622
2	G	1		13	Attached Garage	624	1.000	624
3	M	PRCH		13	SLBC	124	1.000	124
4	M	PRCH		13	SLBC	264	1.000	264
5	M	EPSW		13	EPSW	104	1.000	104
<b>Total Building Area</b>						1,622		1,622



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LOAF	Loafing Shed	20x20x6	Dirt	Galvanized Metal	400	
	Qual 3	Cond 3	Year 2010	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (6.73 x 400)		2,692		2,692	1,615	1,077
	UTIL	Shop Building	40x60x10	Concrete	Galvanized Metal	2,400	
	Qual 3	Cond 3	Year 2000	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (25.89 x 2,400)		62,136		62,136	15,534	46,602
	LNT0	Lean-To	22x60x10	Dirt	Galvanized Metal	1,320	
	Qual 3	Cond 3	Year 2000	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (7.16 x 1,320)		9,451		9,451	5,198	4,253
	SHDS	Shed - Small	10x12x6	Plank	Galvanized Metal		
	Qual 3	Cond 2.5	Year 2000	Eff Age	23		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (39.31 x )						
	BNGP	Barn - General Purpose	18x60x8	Dirt	Galvanized Metal	1,080	
	Qual 3	Cond 3	Year 1995	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (21.35 x 1,080)		23,058		23,058	13,835	9,223



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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	TMBR	35			10.000	63	63	630	630
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			8.891	85	85	752	752
<b>TMBR Totals</b>						18.891			1,382	1,382
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			4.400	122	122	539	539
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			12.876	151	151	1,947	1,947
<b>NTV PST Totals</b>						17.277			2,486	2,486
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			20.366	168	168	3,421	3,421
HC	HECTOR STONY SANDY LOAM	IMP PST	20			6.455	56	56	361	361
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35			15.952	98	98	1,563	1,563
<b>IMP PST Totals</b>						42.772			5,345	5,345
<b>Total Agland</b>						78.940			9,213	9,213