



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660018543 <b>Parcel ID</b> 22N17E-20-2-00000-000-0000 <b>Cadastral ID</b> 20-22-17-01400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 326676 ARMSTRONG, GARY J & KIMBERLY  16300 S 4200 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16300 S 4200 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 8.44 - Acres <b>Sec/Twn/Rng</b> 20 / 22 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.37720020 -95.52400589 SW NW NW LESS S 300' E 226' W 480.83' THEREOF.																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 9 <b>Non-Ag Acres</b> 8.4576 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 368,415.00 x .31 = 113,884 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 113,884		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	95% Veneer, Masonry 5% Frame, Siding, Wood
<b>Base/Total Area</b>	1,968 / 1,968
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	864 Attached Garage - Finished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1967 / 25



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

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	269,355	136.87	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	107.45	<b>Total Misc Impr</b>	+	15,386	
<b>Roofing Adj</b>	+ 4.71	<b>Garage Cost</b>	+	32,262	
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	304,767	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 31%)</b>	-	94,478	
<b>Plumbing Adj</b>	+ 5.85	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	210,289	
<b>Adj Base Cost</b>	= 130.65	<b>Lot Value</b>	+	113,884	
<b>Total Area</b>	x 1,968	<b>Indicated Value</b>	=	324,173	
<b>Adjusted Cost</b>	= 257,119	<b>Value Per SqFt</b>		164.72	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	210,289		
<b>Lot Value</b>	113,884		
<b>Indicated Value</b>	324,173	164.72	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	32,111		
<b>Total Value</b>	356,284	181.04	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
PRCH	SLAB PORCH - COVERED	45165	23x7		161	26.42		4,254
PRCH	SLAB PORCH - COVERED	145872	21x10		210	26.27		5,517



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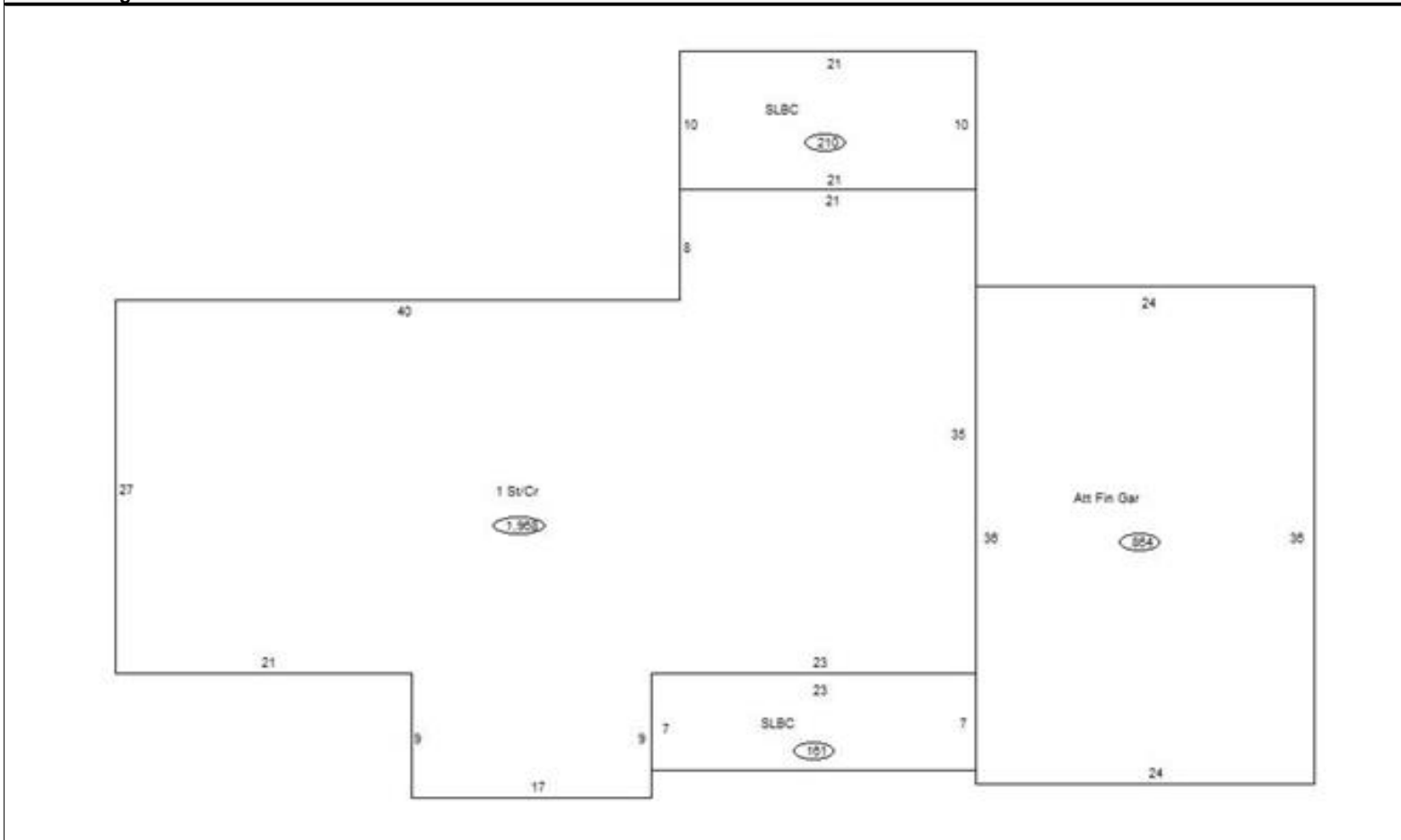
Date 04/16/2026

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### Sketch Image

660018543



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		10	SLBC	161	1.000	161
2	R	1	Crawl	10	1 St/Cr	1,968	1.000	1,968
3	G	5		10	Att Fin Gar	864	1.000	864
4	M	PRCH		10	SLBC	210	1.000	210
<b>Total Building Area</b>						1,968		1,968



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	40x20x10	Base	Formed Metal	800
	Qual	3.5	Cond 3	Year 2024	Eff Age 2	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (3% Phys/ % Func)</b>	
	Base Cost (27.40 x 800)	21,920		21,920	658	21,262
	UTIL	Utility Building	22x28x8	Concrete	Galvanized Metal	616
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ 80% Func)</b>	
	Base Cost (28.49 x 616)	17,550		17,550	15,971	1,579
	UTIL	Shop Building	27x25x10	Base	Formed Metal	675
	Qual	3	Cond 3	Year 1988	Eff Age 29	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ 0% Func)</b>	
	Base Cost (30.52 x 675)	20,601		20,601	11,331	9,270