



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 660018544 Parcel ID 22N17E-20-2-00000-000-0000 Cadastral ID 20-22-17-01500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 275434 CHANCELLOR, LARRY J & LISA A 16250 S 4200 RD CLAREMORE OK 74017-1037 Parcel Location Situs 16250 S 4200 RD Subdivision Lot/Block / Parcel Size 30 - Acres Sec/Twn/Rng 20 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.37710845 -95.51953544																																																																																																																									
SE NW NW & S2 NE 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																																																																																																											
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Lot Data - 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	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,620 / 2,240
Style	100% 1 1/2 Story Finished
HVAC	100% Wall Furnace 100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,620
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1976 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	90.15	Total Misc Impr	+ 11,628
Roofing Adj	+ 3.88	Garage Cost	+
Subfloor Adj	+ -2.55	Total RCN	= 239,078
Heat/Cool Adj	+ 2.13	Depreciation (45%)	- 107,585
Plumbing Adj	+ 7.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 131,493
Adj Base Cost	= 101.54	Lot Value	+
Total Area	x 2,240	Indicated Value	= 131,493
Adjusted Cost	= 227,450	Value Per SqFt	58.70

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	131,493
Lot Value	
Indicated Value	131,493
Agland Value	1,641
Site Improvements	8,654
Total Value	141,788
	58.70 Per SqFt
	63.30 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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	45169	18x10		180	28.88		5,198



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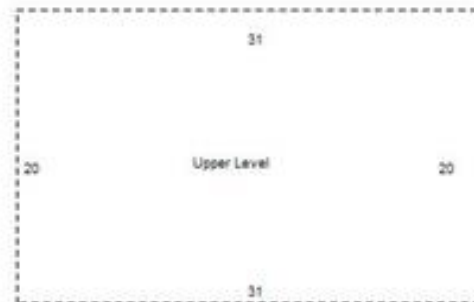
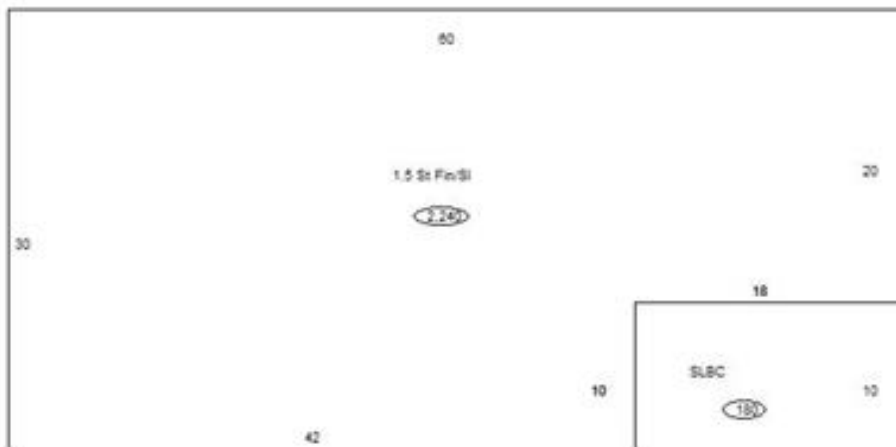
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/Sl	1,620	1.383	2,240
2	M	PRCH		10	SLBC	180	1.000	180
3	U	^UL		10	Upper Level	620	1.000	620
Total Building Area						1,620		2,240



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	HS	HAY SHED	35x20x6			700	
	Qual 3	Cond 3	Year 2005	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
		Base Cost (4.68 x 700)	3,276		3,276	2,129	1,147
	UTIL	Shop Building	0x0x0	Concrete	Composition Shingle	960	
	Qual 2	Cond 3	Year 1985	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
		Base Cost (31.28 x 960)	30,029		30,029	22,522	7,507



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	16.000	36	36	576	576
HLC	HECTOR-LINKER FINE SANDY	TMBR	35		0	8.000	63	63	504	504
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	2.000	85	85	169	169
TMBR Totals						26.000			1,249	1,249
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	4.000	98	98	392	392
IMP PST Totals						4.000			392	392
Total Agland						30.000			1,641	1,641