



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:04:45
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Assessment Data					Primary Image																																																																																																																				
Account 660018551 Parcel ID 22N17E-20-3-00000-000-0000 Cadastral ID 20-22-17-02200 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 32054 OWENS, MIKE & TERRI LIVING TRUST 16501 S 4200 CLAREMORE OK 74017-0000 Parcel Location Situs 16501 S 4200 RD Subdivision Lot/Block / Parcel Size 1.06 - Acres Sec/Twn/Rng 20 / 22 / 17 / 3 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: 36.37272339 -95.52435953																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 1.06 Non-Ag Acres 1.1134 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,499.00 x .54 = 26,181 Factor Value Adjustments 1.0000 Lot Value 26,181		
Residential Data Type 1 Single Family Residence Condition 3.5 - Average Quality 2.5 - Fair Architecture TRAD TRADITIONAL Style 100% One Story Exterior Wall 100% Veneer, Masonry Base/Total Area 1,432 / 1,432 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,432 Fixture/RghIn 11 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 598 Attached Garage - Unfinished Remodel Year/Eff Age 1987 / 26		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,432 / 1,432
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,432
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 26



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

Cost Approach		Manual : 01/2025	
Base Cost	105,59	Total Misc Impr	+ 9,945
Roofing Adj	+ 4.47	Garage Cost	+ 15,751
Subfloor Adj	+ -1.19	Total RCN	= 212,114
Heat/Cool Adj	+ 11.47	Depreciation (35%)	- 74,240
Plumbing Adj	+ 9.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 137,874
Adj Base Cost	= 130.18	Lot Value	+ 26,181
Total Area	x 1,432	Indicated Value	= 164,055
Adjusted Cost	= 186,418	Value Per SqFt	114.56

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	175,182	122.33	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,874		
Lot Value	26,181		
Indicated Value	164,055	114.56	Per SqFt
Agland Value			
Site Improvements	242		
Total Value	164,297	114.73	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	45193	206		206	23.54		4,849
FPR1	Fireplace - Residential 1 Story			1	1	5,095.98		5,096



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	4x6x5	Plank	Galvanized Metal	24
	Qual	2	Cond	2	Year	2000
				Eff Age	26	

Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (33.66 x 24)	808		808	566
				242