



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660018597 <b>Parcel ID</b> 23N17E-20-4-00000-000-0000 <b>Cadastral ID</b> 20-23-17-00600 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 71 - CHELSEA RURAL/FOYIL FIRE <b>Name ID</b> 346345 BURNS, JAMES DOUGLAS & MILINDA MARIE TRUSTEES THE BURNS FAMILY TRUST 10495 S 4205 RD CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 10495 S 4205 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 125 - Acres <b>Sec/Twn/Rng</b> 20 / 23 / 17 / 4 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S003 - CHELSEA SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.45914368 -95.51102002 N2 SE & SE NE & E2 SE NE NE					<b>Building Permits</b> <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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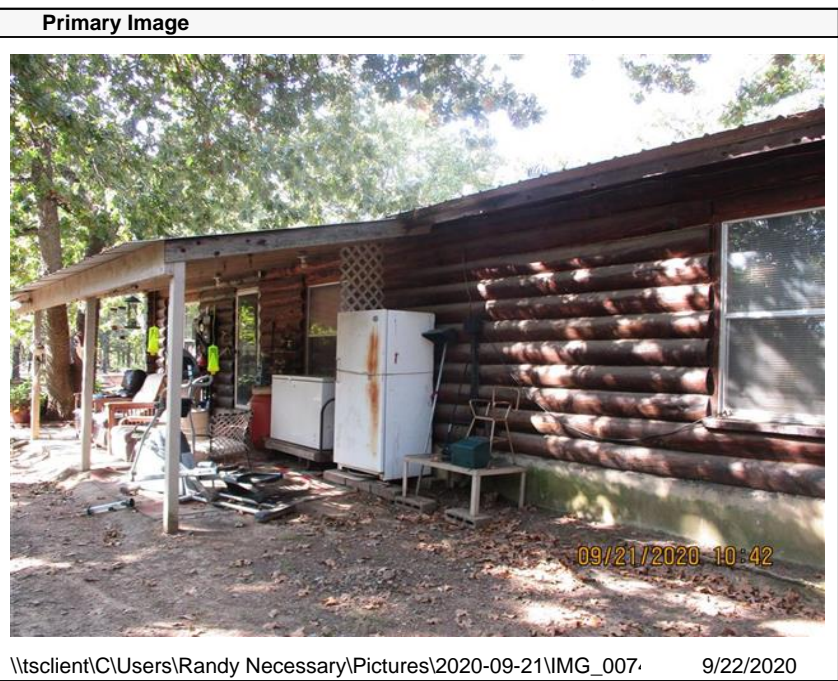
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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Rustic Log
Base/Total Area	1,458 / 1,458
Style	100% One Story
HVAC	3 Wall Air Conditioners (Count)
Roof Cover	4 Metal, Preformed
Area on Slab	1,458
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1978 / 48

<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	95.37	Total Misc Impr	+ 8,227
Roofing Adj	+ 4.60	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 158,999
Heat/Cool Adj	+ 0.00	Depreciation ( 57%)	- 90,629
Plumbing Adj	+ 3.44	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 68,370
Adj Base Cost	= 103.41	Lot Value	+
Total Area	x 1,458	Indicated Value	= 68,370
Adjusted Cost	= 150,772	Value Per SqFt	46.89

<b>Value Reconciliation</b>			
Selected Approach	Cost Approach		
Improvements	68,370		
Lot Value			
Indicated Value	68,370	46.89	Per SqFt
Agland Value	17,608		
Site Improvements	5,448		
Total Value	159,796	109.60	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	147740	22x8		176	20.74		3,650



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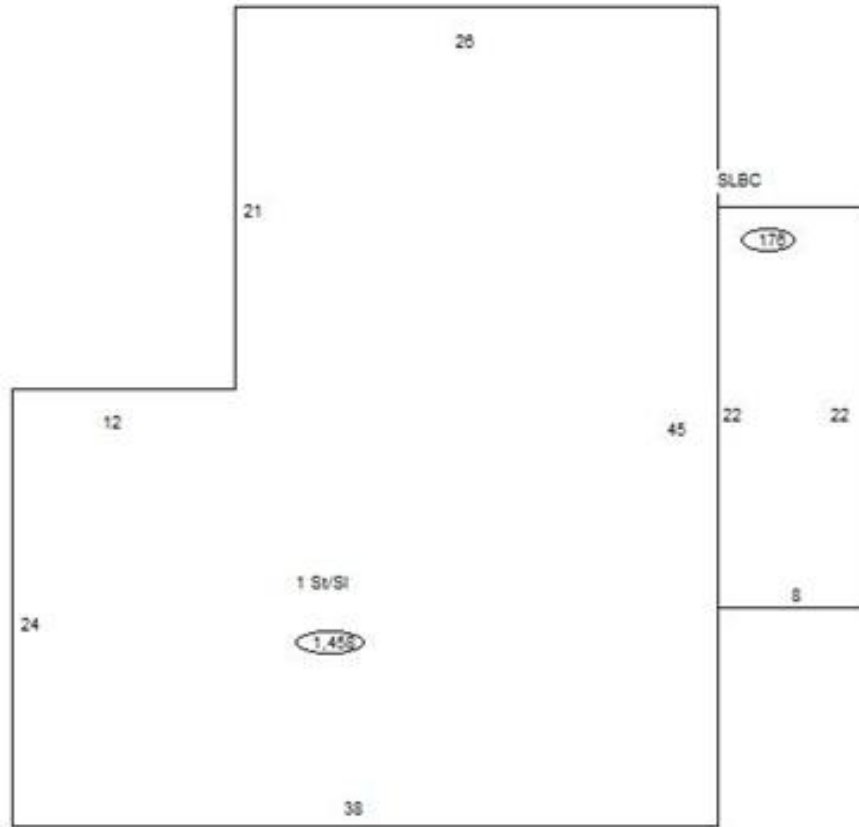
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,458	1.000	1,458
2	M	PRCH		10	SLBC	176	1.000	176
<b>Total Building Area</b>						1,458		1,458



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,280
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.10 x 1,280)	12,928		12,928	9,050	3,878
	LT	LEAN-TO	0x0x0			392
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 392)	1,145		1,145	802	343
	LF	LOAFING SHED	0x0x0			720
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 720)	3,067		3,067	1,840	1,227



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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
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			29.320	142	142	4,152	4,152
CO	COLLINSVILLE STONY LOAM	NTV PST	22			.091	53	53	5	5
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			29.346	168	168	4,930	4,930
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			15.371	63	63	968	968
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			36.718	192	192	7,050	7,050
RS	ROUGH STONY LAND	TMBR	20			13.793	36	36	497	497
SM	STRIP MINES	TMBR	10			.360	18	18	6	6
<b>TMBR Totals</b>						125.000			17,608	17,608
<b>Total Agland</b>						125.000			17,608	17,608