



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 660018784 Parcel ID 22N17E-21-2-00000-000-0000 Cadastral ID 21-22-17-00300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 336654 BAILEY, JAMES FAMILY TRUST WILLIAM T BAILEY-TRUSTEE 3014 E 74TH PL TULSA OK 74136-0000																																																																																																																									
Parcel Location Situs 16261 S 4210 RD UNIT B Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 21 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.37617344 -95.50166333 W2 SE NW & W2 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Units Buildable - 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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2021-2- 2/22/2021

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,093 / 3,003
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,093
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

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	88.31	Total Misc Impr	+ 15,978
Roofing Adj	+ 3.62	Garage Cost	+ 15,015
Subfloor Adj	+ -1.48	Total RCN	= 356,098
Heat/Cool Adj	+ 12.64	Depreciation (39%)	- 138,878
Plumbing Adj	+ 5.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 217,220
Adj Base Cost	= 108.26	Lot Value	+ 217,220
Total Area	x 3,003	Indicated Value	= 217,220
Adjusted Cost	= 325,105	Value Per SqFt	72.33

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	217,220		
Lot Value			
Indicated Value	217,220	72.33	Per SqFt
Agland Value	4,324		
Site Improvements	150,536		
Total Value	372,080	123.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	45600	28x9		252	26.14		6,587
PRCH	SLAB PORCH - COVERED	45601	25x12		300	25.99		7,797
PATO	SLAB PORCH - OPEN	45602	24x6		144	11.07		1,594



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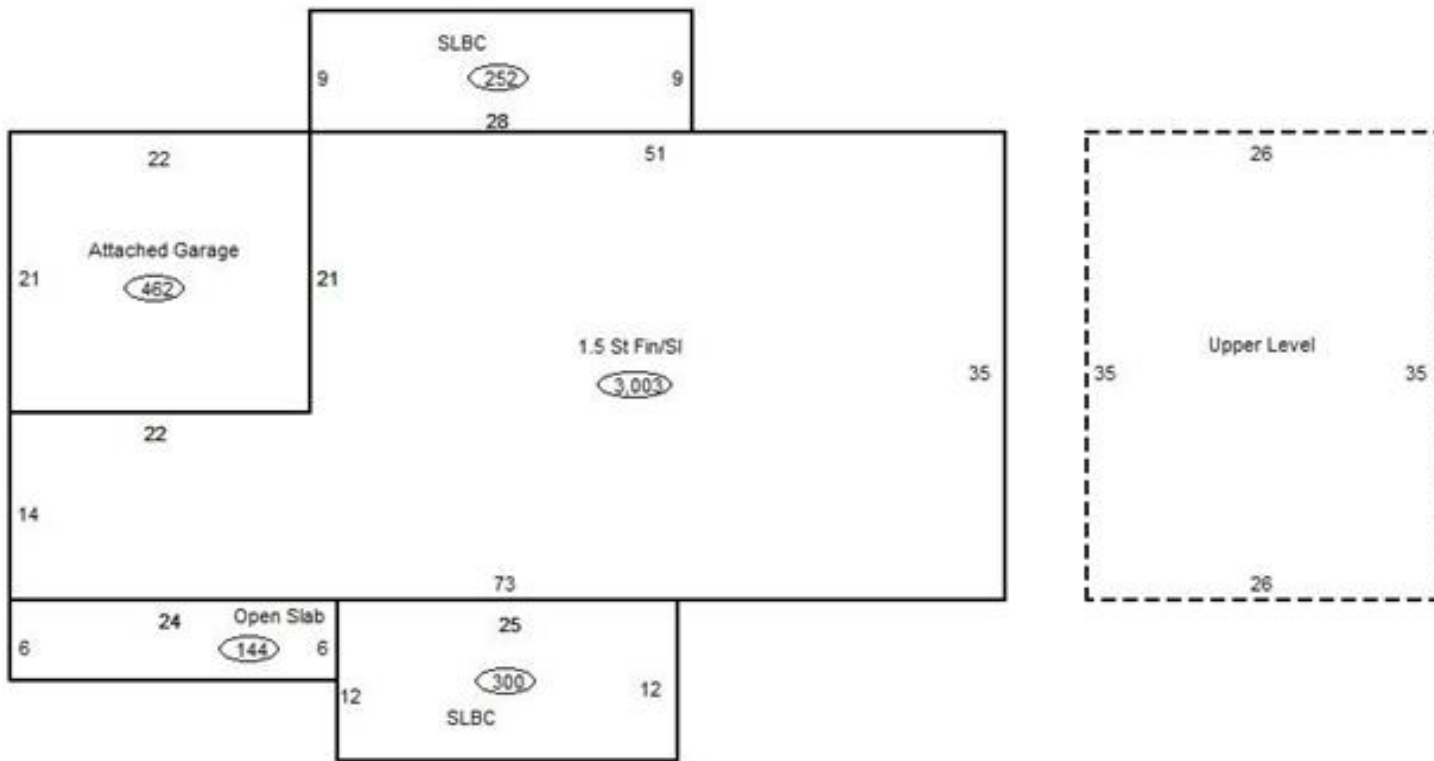
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,093	1.435	3,003
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	252	1.000	252
4	M	PRCH		13	SLBC	300	1.000	300
5	M	PATO		13	Open Slab	144	1.000	144
6	U	^UL	Overhang	13	Upper Level	910	1.000	910
Total Building Area						2,093		3,003



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	61x42x8	Base	Formed Metal	2,562
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ 0% Func)	RCNLD
	Base Cost (18.14 x 2,562)	46,475		46,475	11,619	34,856
	BNGP	Barn - General Purpose	94x24x8	Base	Formed Metal	2,256
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (18.58 x 2,256)	41,916		41,916	10,479	31,437
	BNGP	Barn - General Purpose	60x80x8	Base	Formed Metal	4,800
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ 0% Func)	RCNLD
	Base Cost (19.19 x 4,800)	92,112		92,112	9,211	82,901
	LOAF	Loafing Shed	16x30x6	Base	Formed Metal	480
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 480)	3,274		3,274	1,932	1,342



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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
CO	COLLINSVILLE STONY LOAM	TMBR	22			11.602	40	40	459	459
HC	HECTOR STONY SANDY LOAM	TMBR	20			.019	36	36	1	1
TMBR Totals						11.621			460	460
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			20.677	122	122	2,531	2,531
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			1.636	192	192	314	314
NTV PST Totals						22.313			2,845	2,845
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			6.067	168	168	1,019	1,019
IMP PST Totals						6.067			1,019	1,019
Total Agland						40.000			4,324	4,324