




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 660018787 Parcel ID 22N17E-21-2-00000-000-0000 Cadastral ID 21-22-17-00600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 330249 RUTLEDGE, CHARLES THOMAS 16311 S 4210 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16311 S 4210 RD Subdivision Lot/Block / Parcel Size 39.73 - Acres Sec/Twn/Rng 21 / 22 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS	 <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/13/2020</p>																				
Legal Description Lat/Long: 36.37436925 -95.50503908 SW NW LESS N 9' THEREOF.	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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Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td> </td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>RUTLEDGE, CHARLES A</td> <td>03/04/2020</td> <td>0</td> <td>4</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	RUTLEDGE, CHARLES A	03/04/2020	0	4
Code	Type	Active	Maximum	Exemption																	
H	Homestead	No	1,000																		
Bk/Pg	Grantor	Date	Price	Code																	
/	RUTLEDGE, CHARLES A	03/04/2020	0	4																	

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax	
Remove Cap	0	Land Value 3,566	3,562	11%	392	Assessed	6,022	592.08	
Year Frozen	2005	Improvements 105,537	51,178		5,630	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value 109,103	54,740		6,022	Total Taxable	6,022	592.00	

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660018787	RUTLEDGE, CHARLES THOMAS	94	107,180	0	5,846	574.00	
2024	2024-660018787	RUTLEDGE, CHARLES THOMAS	94	66,302	0	5,676	594.00	
2023	2023-660018787	RUTLEDGE, CHARLES THOMAS	94	62,474	0	5,510	588.00	
2022	2022-660018787	RUTLEDGE, CHARLES THOMAS	94	60,736	0	5,350	577.00	
2021	2021-660018787	RUTLEDGE, CHARLES THOMAS	94	52,664	0	5,194	541.00	
2020	2020-660018787	RUTLEDGE, CHARLES THOMAS	94	53,563	1000	4,043	434.00	
2019	2019-660018787	RUTLEDGE, CHARLES A	94	52,263	1000	4,043	428.00	
2018	2018-660018787	RUTLEDGE, CHARLES A	94	58,864	1000	4,043	432.00	
2017	2017-660018787	RUTLEDGE, CHARLES A	94	58,441	1000	4,044	427.00	
2016	2016-660018787	RUTLEDGE, CHARLES A	94	57,676	1000	4,043	425.00	
2015	2015-660018787	RUTLEDGE, CHARLES A	94	56,482	1000	4,043	434.00	
2014	2014-660018787	RUTLEDGE, CHARLES A	94	59,050	1000	4,043	423.00	
2013	2013-660018787	RUTLEDGE, CHARLES A	94	58,258	1000	4,043	417.00	



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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\2020-1\ 11/13/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Stone
Base/Total Area	1,296 / 1,296
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	540 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1958 / 51

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	95.29	Total Misc Impr	+ 3,591
Roofing Adj	+ 4.37	Garage Cost	+ 14,575
Subfloor Adj	+ 1.15	Total RCN	= 169,267
Heat/Cool Adj	+ 11.47	Depreciation (58%)	- 98,175
Plumbing Adj	+ 4.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 71,092
Adj Base Cost	= 116.59	Lot Value	+ 71,092
Total Area	x 1,296	Indicated Value	= 71,092
Adjusted Cost	= 151,101	Value Per SqFt	54.85

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	71,092		
Lot Value			
Indicated Value	71,092	54.85	Per SqFt
Agland Value	3,566		
Site Improvements	34,445		
Total Value	109,103	84.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2013	1	0.00		
PRCH	SLAB PORCH - COVERED	45610	21x6		126	23.85		3,005
PATO	SLAB PORCH - OPEN	45611	9x6		54	10.86		586



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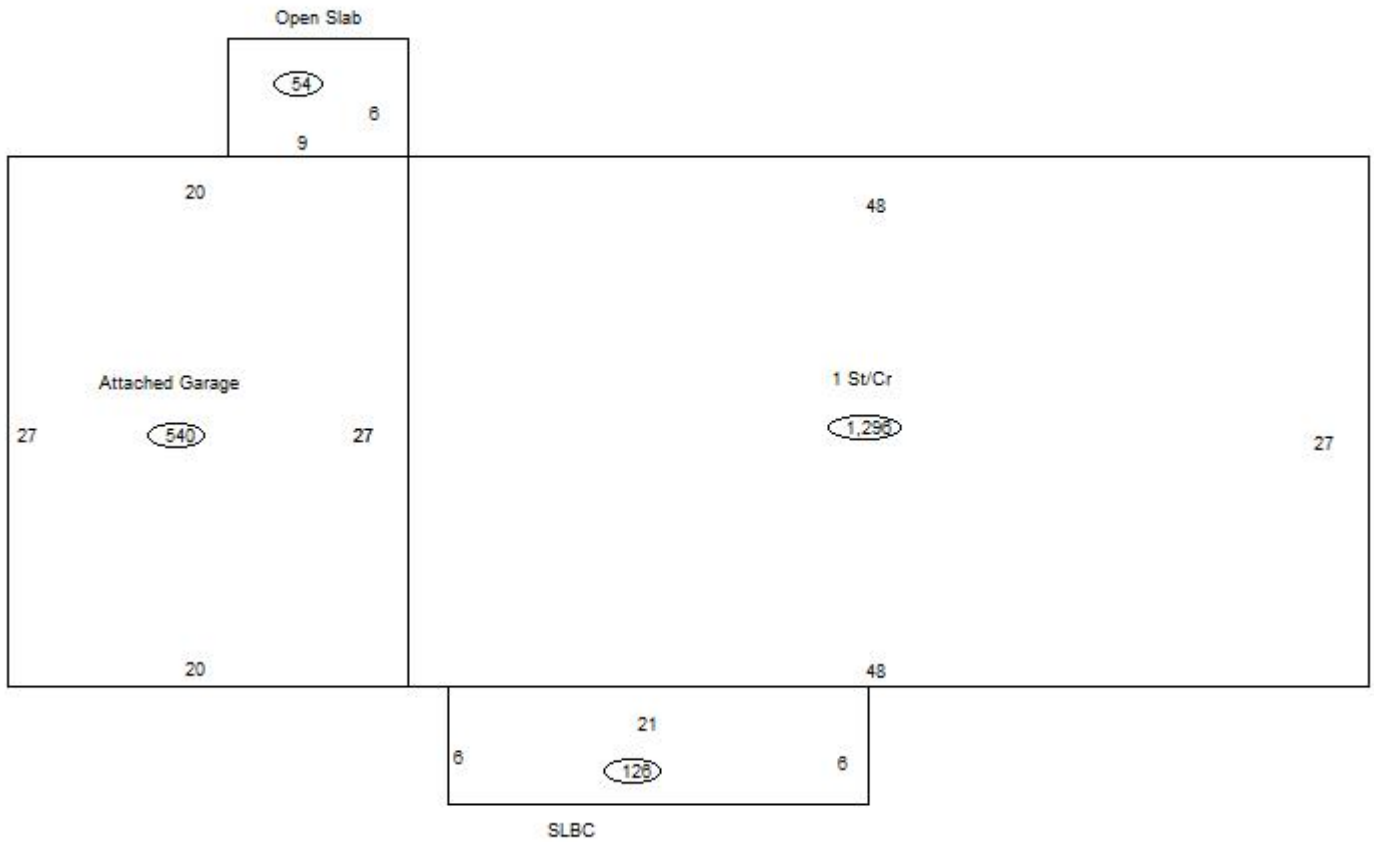
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,296	1.000	1,296
2	G	1		10	Attached Garage	540	1.000	540
3	M	PRCH		10	SLBC	126	1.000	126
4	M	PATO		10	Open Slab	54	1.000	54
Total Building Area						1,296		1,296



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x40x10	Base	Formed Metal	1,600
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	
	Base Cost (27.60 x 1,600)		44,160	44,160	9,715	34,445
	PCPT	Carport - Portable	20x20x6		Formed Metal	400
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (48% Phys/ 100% Func)	
	Base Cost (4.20 x 400)		1,680	1,680	1,680	
	SHDS	Shed - Small	16x8x6	Base	Formed Metal	128
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (25.49 x 128)		3,263	3,263	3,263	



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51	0		15.000	92	92	1,377	1,377
CO	COLLINSVILLE STONY LOAM	TMBR	22	0		3.730	40	40	148	148
HC	HECTOR STONY SANDY LOAM	TMBR	20	0		7.000	36	36	252	252
TMBR Totals						25.730			1,777	1,777
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51	0		9.000	143	143	1,285	1,285
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60	0		2.000	168	168	336	336
HC	HECTOR STONY SANDY LOAM	IMP PST	20	0		3.000	56	56	168	168
IMP PST Totals						14.000			1,789	1,789
Total Agland						39.730			3,566	3,566