



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:08:30  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660018800 <b>Parcel ID</b> 000000-00-0-00033-001-0013 <b>Cadastral ID</b> 21-22-17-01670 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 303542 ZUGELDER, JULIE  16050 S 4220 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16050 S 4220 RD <b>Subdivision</b> BIG VALLEY ESTATES <b>Lot/Block</b> 0013 / 0001 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 21 / 22 / 17 / 5 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.37890498 -95.48993895																																																																																																																									
<b>LOTS 12 &amp; 13 BLOCK 1 BIG VALLEY ESTATES</b>					<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>R13</td> <td>R13-POSS NEW CONSTRUCTION</td> <td>06/2011</td> <td>05/2012</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R13	R13-POSS NEW CONSTRUCTION	06/2011	05/2012																																																																																																							
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 4.63 <b>Non-Ag Acres</b> 4.8283 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 210,319.00 x .35 = 74,360 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 74,360		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,200 / 1,200
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Wall Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1975 / 38

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/12/2020

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	106,767	88.97	Per SqFt

Direct Comparables	
<b>Selection Model</b>	1 Res
<b>Adjustment Model</b>	A2 AO Test
<b>Comparables</b>	
<b>Indicated Value</b>	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	73,975		
<b>Lot Value</b>	74,360		
<b>Indicated Value</b>	148,335	123.61	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	11,046		
<b>Total Value</b>	159,381	132.82	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.83	<b>Total Misc Impr</b>	+ 10,059				
<b>Roofing Adj</b>	+ 4.46	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 1.15	<b>Total RCN</b>	= 139,575				
<b>Heat/Cool Adj</b>	+ 0.84	<b>Depreciation ( 47%)</b>	- 65,600				
<b>Plumbing Adj</b>	+ 4.65	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 73,975				
<b>Adj Base Cost</b>	= 107.93	<b>Lot Value</b>	+ 74,360				
<b>Total Area</b>	x 1,200	<b>Indicated Value</b>	= 148,335				
<b>Adjusted Cost</b>	= 129,516	<b>Value Per SqFt</b>	123.61				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	45628	24x8		192	23.59		4,529
PATO	SLAB PORCH - OPEN	45629	8x5		40	10.86		434



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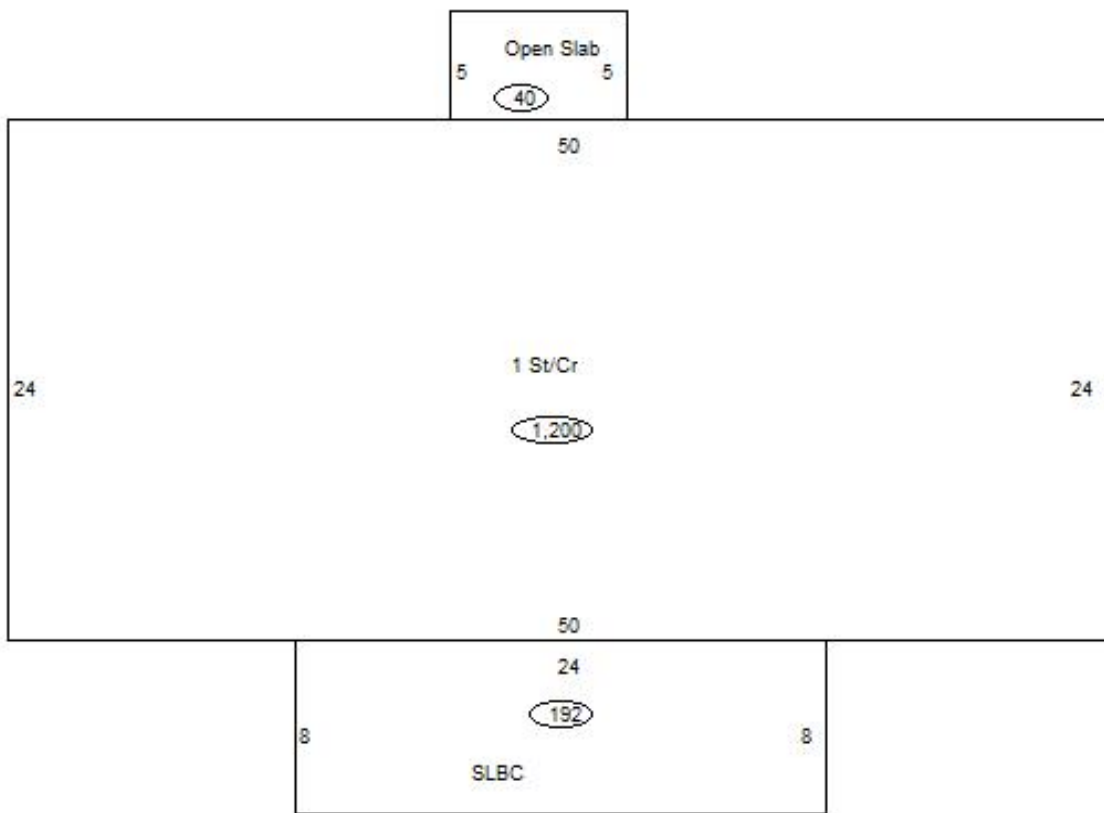
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Sketch Image

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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	1,200	1.000	1,200
2	M	PRCH		10	SLBC	192	1.000	192
3	M	PATO		10	Open Slab	40	1.000	40
<b>Total Building Area</b>						1,200		1,200



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x6	Plank	Galvanized Metal	120
	Qual 3	Cond 3	Year 2020	Eff Age 5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (23% Phys/ 100% Func)</b>	<b>RCNLD</b>
	Base Cost (28.01 x 120)		3,361		3,361	3,361
	UTIL	Shop Building	30x15x8	Concrete	Galvanized Metal	450
	Qual 3	Cond 3	Year 2012	Eff Age 11		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.47 x 450)		14,162		14,162	11,046
	SHDS	Shed - Small	6x8x6	Plank	Composition Shingle	48
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (39.31 x 48)		1,887		1,887	1,887