



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:26:32
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Assessment Data					Primary Image																																																																																																																				
Account 660018832 Parcel ID 000000-00-0-00042-001-0004 Cadastral ID 21-22-17-01990 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 304998 WARFIELD, MARK E & TAMMY 16653 S BIG VALLEY BLVD CLAREMORE OK 74017-0000 Parcel Location Situs 16653 S BIG VALLEY BLVD Subdivision BIG VALLEY ESTATES 4 Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 21 / 22 / 17 / 5 Neighborhood 1005 - R-V02-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.37098095 -95.49596729																																																																																																																									
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Lot Data	Square-Foot - NBHD 1005 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	4.81	
Non-Ag Acres	4.9753	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	216,725.00 x .18 = 39,978	
Factor Value		
Adjustments	1.0000	
Lot Value	39,978	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	2,002 / 2,002
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,002
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	770 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11



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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	309,228	154.46	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	110.19	Total Misc Impr	+	22,530	
Roofing Adj	+ 5.38	Garage Cost	+	28,652	
Subfloor Adj	+ -3.40	Total RCN	=	327,058	
Heat/Cool Adj	+ 14.47	Depreciation (11%)	-	35,976	
Plumbing Adj	+ 11.16	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	291,082	
Adj Base Cost	= 137.80	Lot Value	+	39,978	
Total Area	x 2,002	Indicated Value	=	331,060	
Adjusted Cost	= 275,876	Value Per SqFt		165.36	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	291,082		
Lot Value	39,978		
Indicated Value	331,060	165.36	Per SqFt
Agland Value			
Site Improvements	2,583		
Total Value	333,643	166.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	116505		332	332	28.37		9,419
PRCH	SLAB PORCH - COVERED	116506	24x6		144	29.03		4,180
PATO	SLAB PORCH - OPEN	148445	18x12		216	11.58		2,501



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	Garage - Detached	24x24x8	Concrete	Composition Shingle	576
	Qual 2	Cond 3	Year 2005	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)		RCNLD
Base Cost (17.94 x 576)		10,333	10,333	7,750		2,583