



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	660019410													
Parcel ID	22N16E-22-1-00000-000-0000													
Cadastral ID	22-22-16-00200													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	11 - SEQUOYAH/NW FIRE													
Name ID	294809													
TROTTER, ALAN														
PO BOX 42 CHELSEA OK 74016-0000														
Parcel Location														
Situs	16170 S 4170 RD													
Subdivision														
Lot/Block	/	Parcel Size	2.77 - Acres											
Sec/Twn/Rng	22 / 22 / 16 / 1													
Neighborhood	6050 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.37692028 -95.57971651														
E 380' SE NE NE LESS S 208.71' E 208.71' AND LESS THE N 208.71' 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
					1850/129	WOMACK, PAUL &	03/02/2007	70,000	YES					
					1700/909	HANOVER, STEVEN MARK	07/29/2005	40,000	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax						
Remove Cap	2008	Land Value	53,701	41,609	11%	4,577	Assessed	9,821	1,005.00					
Year Frozen	0	Improvements	57,507	47,672		5,244	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	111,208	89,281		9,821	Total Taxable	8,821	917.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660019410	TROTTER, ALAN	11	105,788	1000	8,535	888.00							
2024	2024-660019410	TROTTER, ALAN	11	129,698	1000	8,257	862.00							
2023	2023-660019410	TROTTER, ALAN	11	103,187	1000	7,988	851.00							
2022	2022-660019410	TROTTER, ALAN	11	114,663	1000	7,726	828.00							
2021	2021-660019410	TROTTER, ALAN	11	103,056	1000	7,472	774.00							
2020	2020-660019410	TROTTER, ALAN	11	103,029	1000	7,225	774.00							
2019	2019-660019410	TROTTER, ALAN	11	80,049	1000	6,986	739.00							
2018	2018-660019410	TROTTER, ALAN	11	83,205	1000	6,753	722.00							
2017	2017-660019410	TROTTER, ALAN	11	82,396	1000	6,528	682.00							
2016	2016-660019410	TROTTER, ALAN	11	81,285	1000	6,309	664.00							
2015	2015-660019410	TROTTER, ALAN	11	70,692	1000	6,096	646.00							
2014	2014-660019410	TROTTER, ALAN	11	71,986	1000	5,889	624.00							
2013	2013-660019410	TROTTER, ALAN	11	72,283	1000	5,688	593.00							



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Lot Data		Square-Foot - NBHD 6050 #1	
Lot Size			
Lot Count			
Units Buildable	4.59		
Non-Ag Acres	2.914		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	126,934.00 x .42 = 53,701		
Factor Value			
Adjustments	1.0000		
Lot Value	53,701		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-14\IMG_00 12/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	500 / 500
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1963 / 63

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	102,054 204.11 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	35,102
Lot Value	53,701
Indicated Value	88,803 177.61 Per SqFt
Agland Value	
Site Improvements	22,405
Total Value	111,208 222.42 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.65	Total Misc Impr	+ 42,592
Roofing Adj	+ 4.84	Garage Cost	+ 11,369
Subfloor Adj	+ 2.82	Total RCN	= 117,006
Heat/Cool Adj	+ 0.76	Depreciation (70%)	- 81,904
Plumbing Adj	+ 10.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 35,102
Adj Base Cost	= 126.09	Lot Value	+ 53,701
Total Area	x 500	Indicated Value	= 88,803
Adjusted Cost	= 63,045	Value Per SqFt	177.61

Miscellaneous Improvements

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	47182	12x8		96	20.99		2,015
PRCH	SLAB PORCH - COVERED	47183	20x10		200	20.67		4,134
EPSW	ENCLOSED PORCH - SOLID WALL	47184	28x22		616	51.73		31,866
SHLT	STORM SHELTER			2019	1	0.00		



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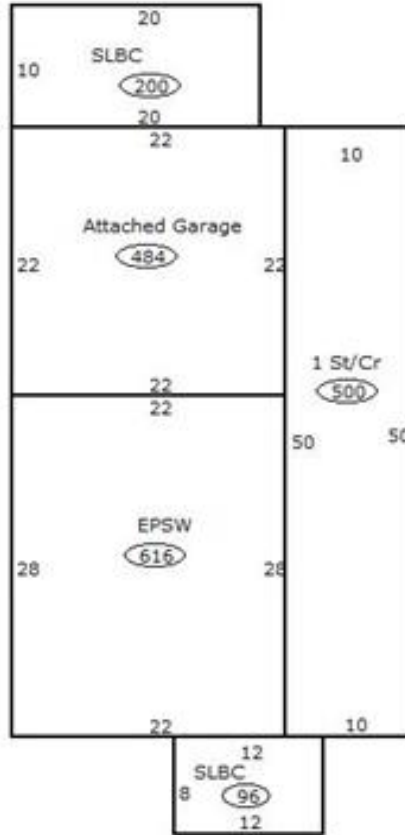
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	500	1.000	500
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PRCH		13	SLBC	200	1.000	200
5	M	EPSW		13	EPSW	616	1.000	616
Total Building Area						500		500



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	30x40x0			1,200
	Qual 3	Cond 3	Year 2012	Eff Age	11	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (12.00 x 1,200)		14,400		14,400	14,400
	LT	LEAN-TO	30x40x0			1,200
	Qual 3	Cond 3	Year 2012	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 1,200)		3,504		3,504	3,504
	STF	STG FAIR	20x20x0			400
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 400)		1,872		1,872	936
					936	936
	STF	STG FAIR	20x24x0			480
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 480)		2,246		2,246	1,123
					1,123	1,123
	STF	STG FAIR	8x8x0			64
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 64)		300		300	60
					60	240
	LT	LEAN-TO	10x20x0			200
	Qual 2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 200)		584		584	292
					292	292
	LT	LEAN-TO	24x4x0			96
	Qual 2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 96)		280		280	140
					140	140



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual 2	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (2,950.00 x 1)	2,950		2,950	1,180
				1,770