



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:59:07  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019415 <b>Parcel ID</b> 22N16E-22-2-00000-000-0000 <b>Cadastral ID</b> 22-22-16-00700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 343279 WHEELER, RODNEY DEAN & JENNIFER ANN  16211 S 4160 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16211 S 4160 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5 - Acres <b>Sec/Twn/Rng</b> 22 / 22 / 16 / 2 <b>Neighborhood</b> 6050 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.37712429 -95.59633826																																																																																																																									
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 6050 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 5 <b>Non-Ag Acres</b> 4.9935 <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> 217,518.00 x .33 = 71,818 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 71,818		 <p>12/14/2022</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-14\IMG_00 12/19/2022</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,048 / 2,048
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,048
<b>Fixture/RghIn</b>	10 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	552 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1967 / 44

### 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>	245,758 120.00 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>	145,471
<b>Lot Value</b>	71,818
<b>Indicated Value</b>	217,289 106.10 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	30,508
<b>Total Value</b>	247,797 120.99 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	104.61	<b>Total Misc Impr</b>	+ 9,324
<b>Roofing Adj</b>	+ 4.58	<b>Garage Cost</b>	+ 17,211
<b>Subfloor Adj</b>	+ -2.43	<b>Total RCN</b>	= 285,238
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 49%)</b>	- 139,767
<b>Plumbing Adj</b>	+ 6.92	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 145,471
<b>Adj Base Cost</b>	= 126.32	<b>Lot Value</b>	+ 71,818
<b>Total Area</b>	x 2,048	<b>Indicated Value</b>	= 217,289
<b>Adjusted Cost</b>	= 258,703	<b>Value Per SqFt</b>	106.10

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	47196	35x4		140	26.49		3,709



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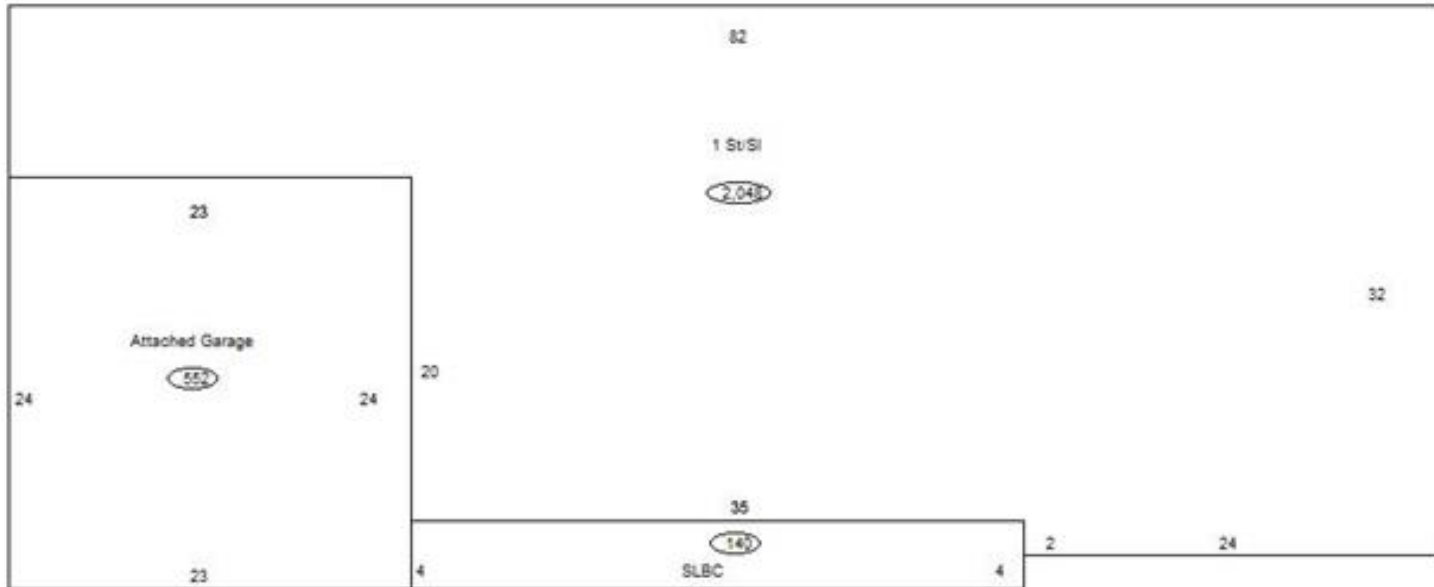
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### Sketch Image

660019415



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,048	1.000	2,048
2	G	1		10	Attached Garage	552	1.000	552
3	M	PRCH		10	SLBC	140	1.000	140
<b>Total Building Area</b>						<b>2,048</b>		<b>2,048</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual	2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (30.25 x 1,200)		36,300		36,300	9,075	27,225
	BARN	BARN	20x40x0			800	
	Qual	2	Cond 2	Year	Eff Age 2026		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (10.26 x 800)		8,208		8,208	4,925	3,283
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )						