



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:59:19
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Assessment Data					Primary Image																																																																																																																				
Account 660019427 Parcel ID 22N16E-22-3-00000-000-0000 Cadastral ID 22-22-16-01810 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 314822 TIBBLES, STEVEN & CHRISTENA L 16512 S 4162 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16512 S 4162 RD Subdivision Lot/Block / Parcel Size 6.01 - Acres Sec/Twn/Rng 22 / 22 / 16 / 3 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-14\IMG_00: 12/19/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.37190541 -95.59151448 N 499.11' NW NE SW LYING NORTH & WEST CO RD																																																																																																																									
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Lot Data	Square-Foot - NBHD 6050 #1	Primary Image
Lot Size Lot Count Units Buildable 6.01 Non-Ag Acres 6.1248 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 266,796.00 x .31 = 81,673 Factor Value Adjustments 1.0000 Lot Value 81,673		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,753 / 2,285
Style	100% 1 1/2 Story Finished
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	
Remodel	RMA -
Year/Eff Age	1974 / 28

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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	162,994	71.33	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,548		
Lot Value	81,673		
Indicated Value	233,221	102.07	Per SqFt
Agland Value			
Site Improvements	1,610		
Total Value	234,831	102.77	Total Value Per SqFt

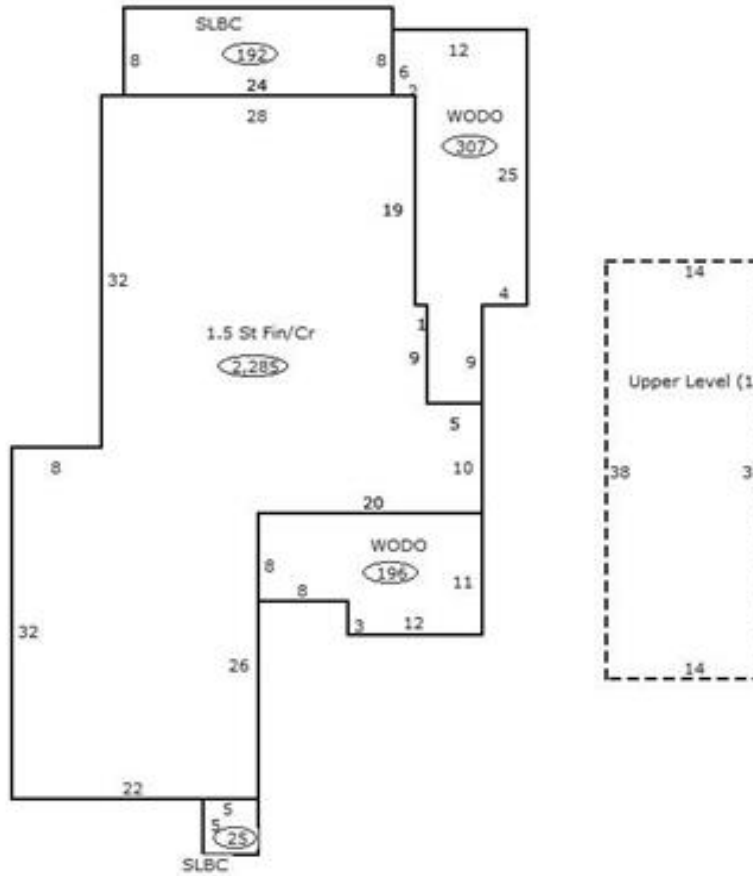
Cost Approach				Manual : 01/2025			
Base Cost	82.72	Total Misc Impr	+ 5,134				
Roofing Adj	+ 3.37	Garage Cost	+ 0				
Subfloor Adj	+ 0.89	Total RCN	= 235,668				
Heat/Cool Adj	+ 11.47	Depreciation (38%)	- 89,554				
Plumbing Adj	+ 2.44	Lump Sums	+ 5,434				
Basement Adj	+ 0.00	RCNLD	= 151,548				
Adj Base Cost	= 100.89	Lot Value	+ 81,673				
Total Area	x 2,285	Indicated Value	= 233,221				
Adjusted Cost	= 230,534	Value Per SqFt	102.07				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	47230	5x5		25	24.19		605
WODO	WOOD DECK - OPEN	47231	196		196	21.04	40%	2,474
WODO	WOOD DECK - OPEN	47232	307		307	16.07	40%	2,960
PRCH	SLAB PORCH - COVERED	47233	24x8		192	23.59		4,529



Sketch Image

660019427



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,753	1.303	2,285
2	M	PRCH		13	SLBC	25	1.000	25
3	M	WODO		13	WODO	196	1.000	196
4	M	WODO		13	WODO	307	1.000	307
5	M	PRCH		13	SLBC	192	1.000	192
6	U	^UL		13	Upper Level (1)	532	1.000	532
Total Building Area						1,753		2,285



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	20x16x0			320	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 320)		1,498		1,498	449	1,049
	LT	LEAN-TO	16x16x0			256	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 256)		748		748	187	561