




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 04:29:22
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Assessment Data					Primary Image																																																																																																																				
Account 660019438 Parcel ID 22N16E-22-4-00000-000-0000 Cadastral ID 22-22-16-02605 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 39414 CHARLES, DONALD G 16800 S 4170 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16800 S 4170 RD Subdivision Lot/Block / Parcel Size 5.25 - Acres Sec/Twn/Rng 22 / 22 / 16 / 4 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36851579 -95.58012452 TR IN SE SE BEG 349.25' S OF NE/C SE SE, N 87-31 W 797.98' N 36-45 E 192.68', N 33-58 E 192.52' TO N/L SE SE E 574.60' TO POB					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 6050 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	5.25							
Non-Ag Acres	4.8413							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	210,887.00 x .33 = 70,491							
Factor Value								
Adjustments	1.0000							
Lot Value	70,491							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model 1 Res				
Year/Eff Age	/			Adjustment Model A2 AO Test				
Cost Approach				Manual : 01/2025				
Base Cost	0.00	Total Misc Impr	+ 0					
Roofing Adj	+ 0.00	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 0					
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0					
Plumbing Adj	+ 0.00	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 0					
Adj Base Cost	= 0.00	Lot Value	+ 70,491					
Total Area	x	Indicated Value	= 70,491					
Adjusted Cost	= 0	Value Per SqFt	0.00					
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 70,491				
				Indicated Value 70,491 0.00 Per SqFt				
				Agland Value				
				Site Improvements 42,072				
				Total Value 112,563 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,470	
	Qual 2	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (28.86 x 1,470)	42,424		42,424	4,242	38,182
	LT	LEAN-TO	0x0x0			420	
	Qual 3	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 420)	1,226		1,226	123	1,103
	LT	LEAN-TO	12x50x0			600	
	Qual 3	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (2.92 x 600)	1,752		1,752	175	1,577
	CP	Carport Dirt	12x32x0			384	
	Qual 3	Cond 3	Year	Eff Age			
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (3.50 x 384)	1,344		1,344	134	1,210



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 62 x 26
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Aluminum Sheet
Base/Total Area	1,612 / 1,612
Style	100% Double Wide
HVAC	
Roof Cover	14 Metal, Ribbed
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 41

\\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	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	28.85	Total Misc Impr	+ 19,293	Roofing Adj	+ 2.39	Garage Cost	+ 77,148
Subfloor Adj	+ 0.00	Total RCN	= 63,261	Heat/Cool Adj	+ 0.00	Depreciation (82%)	- 3,429
Plumbing Adj	+ 4.65	Lump Sums	+ 17,316	Basement Adj	+ 0.00	RCNLD	= 17,316
Adj Base Cost	= 35.89	Lot Value	+ 17,316	Total Area	x 1,612	Indicated Value	= 17,316
Adjusted Cost	= 57,855	Value Per SqFt	10.74				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	17,316		
Lot Value			
Indicated Value	17,316	10.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	17,316	10.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	127350	20x17		340	36.04		12,254
EPSW	ENCLOSED PORCH - SOLID WALL	127351	24x8		192	36.66		7,039
WODO	WOOD DECK - OPEN		20x12		240	17.86	20%	3,429



Rogers

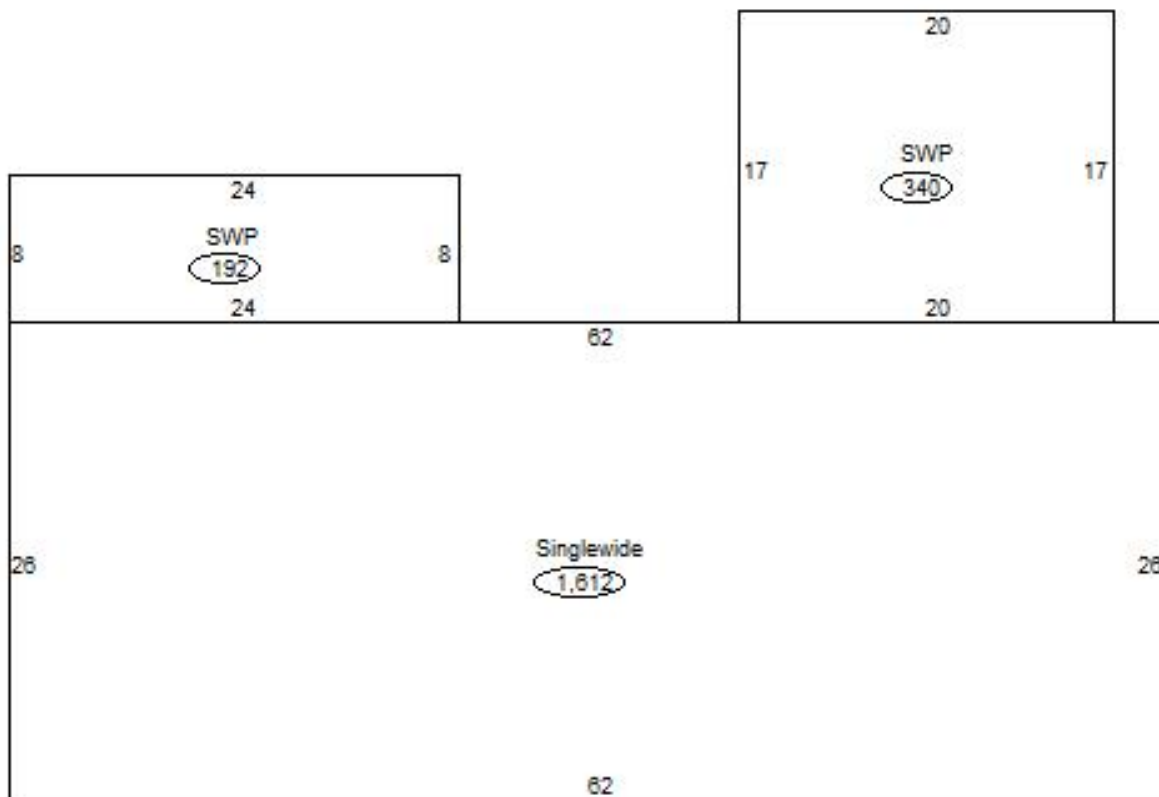
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	13		13	Singlewide	1,612	1.000	1,612
2	M	EPSW		13	EPSW	340	1.000	340
3	M	EPSW		13	EPSW	192	1.000	192
Total Building Area						1,612		1,612