



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 21:56:26  
Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660019439 <b>Parcel ID</b> 22N16E-22-4-00000-000-0000 <b>Cadastral ID</b> 22-22-16-02610 <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> 341936 SEXTON, REBECCA J & JUSTIN N SEXTON  PO BOX 2333 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 05101 REED RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 7.43 - Acres <b>Sec/Twn/Rng</b> 22 / 22 / 16 / 4 <b>Neighborhood</b> 6050 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.36760813 -95.58064597 TR IN SE SE, BEG 349.25' S NE/C, N 87-31 W 797.88', S 40- 05 W 139 97', S 48-40 W 188.47 S 65-01 W 265.90', E 1269.73' TO PT E/L SE SE,N 307.91' POB																																																																																																																				
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Lot Data		Square-Foot - NBHD 6050 #1	
Lot Size			
Lot Count			
Units Buildable	7.43		
Non-Ag Acres	7.6266		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	332,215.00 x .29 = 94,757		
Factor Value			
Adjustments	1.0000		
Lot Value	94,757		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-14\IMG\_00; 12/19/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,576 / 1,576
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,576
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	188,856	119.83	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	104.95	Total Misc Impr	+ 4,365				
Roofing Adj	+ 4.47	Garage Cost	+ 16,880				
Subfloor Adj	+ -1.15	Total RCN	= 224,045				
Heat/Cool Adj	+ 11.47	Depreciation ( 39%)	- 87,378				
Plumbing Adj	+ 8.94	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 136,667				
Adj Base Cost	= 128.68	Lot Value	+ 94,757				
Total Area	x 1,576	Indicated Value	= 231,424				
Adjusted Cost	= 202,800	Value Per SqFt	146.84				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,667		
Lot Value	94,757		
Indicated Value	231,424	146.84	Per SqFt
Agland Value			
Site Improvements	613		
Total Value	232,037	147.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	47253		92	92	23.98		2,206
PRCH	SLAB PORCH - COVERED	47254	10x9		90	23.99		2,159



# Rogers

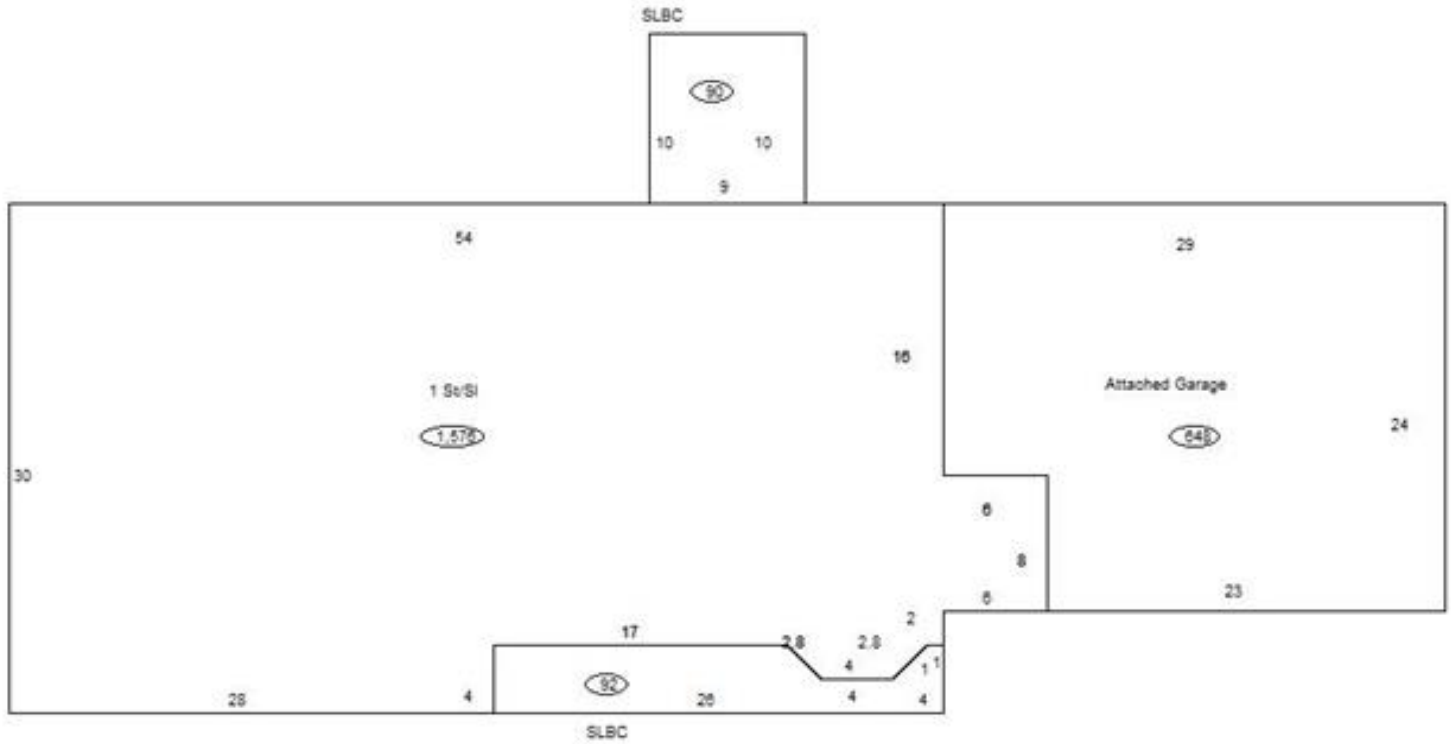
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,576	1.000	1,576
2	G	1		10	Attached Garage	648	1.000	648
3	M	PRCH		10	SLBC	92	1.000	92
4	M	PRCH		10	SLBC	90	1.000	90
<b>Total Building Area</b>						<b>1,576</b>		<b>1,576</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LF	LOAFING SHED	0x0x0			576
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
Base Cost (4.26 x 576)	2,454		2,454	1,841	613