



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:11:47  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019440 <b>Parcel ID</b> 22N16E-22-4-00000-000-0000 <b>Cadastral ID</b> 22-22-16-02620 <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> 269241 CHARLES, CECIL V  16970 S 4170 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16970 S 4170 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 5.12 - 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: 36.36582863 -95.58008985 SE SE SE LESS TR BEG 657.16' S NE/C SE SE, W 658.76', S 322.30', E 658.76', N 322.37' TO POB																																																																																																																									
<b>Exemptions</b> <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<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
Lot Size		
Lot Count		
Units Buildable	5.12	
Non-Ag Acres	5.2827	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	230,113.00 x .32 = 74,337	
Factor Value		
Adjustments	1.0000	
Lot Value	74,337	

Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

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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	0.00	Total Misc Impr	+	0			
Roofing Adj	+ 0.00	Garage Cost	+				
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	=				
Adj Base Cost	= 0.00	Lot Value	+	74,337			
Total Area	x	Indicated Value	=	74,337			
Adjusted Cost	= 0	Value Per SqFt		0.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	74,337		
Indicated Value	74,337	0.00	Per SqFt
Agland Value			
Site Improvements	2,003		
Total Value	76,340	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
	BARN BARN		12x14x0			168
	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 168)		1,724		1,724	1,034	690
BARN BARN			16x20x0			320
	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 320)		3,283		3,283	1,970	1,313
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 )						



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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		\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-14\IMG_00; 3/7/2023	
Adjustments		<b>GRM Approach</b>	
Lot Value		GRM Code	
<b>Residential Data</b>		Gross Rent 0.00	
Type	6 Mobile Home 48 x 28	Indicated Value	
Condition	3 - Average	<b>Multiple Regression</b>	
Quality	3 - Average	MRA Code	
Architecture	6 MS ADJ	Adusted R	
Style	100% Double Wide	Indicated Value	
Exterior Wall	100% Frame, Plywood or Hardboard	<b>Direct Comparables</b>	
Base/Total Area	1,344 / 1,344	Selection Model 1 Res	
Style	100% Double Wide	Adjustment Model A2 AO Test	
HVAC		Comparables	
Roof Cover	1 Composition Shingle	Indicated Value	
Area on Slab		<b>Value Reconciliation</b>	
Fixture/RghIn	/	Selected Approach Cost Approach	
Bed/F/H Bath	/ /	Improvements 17,971	
Basement Area		Lot Value	
Garage Type		Indicated Value 17,971 13.37 Per SqFt	
Remodel		Agland Value	
Year/Eff Age	1986 / 30	Site Improvements	
<b>Cost Approach</b>		Total Value 17,971 13.37 Total Value Per SqFt	
Manual : 01/2025			
Base Cost	33.98	Total Misc Impr	+ 0
Roofing Adj	+ 2.68	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 59,902
Heat/Cool Adj	+ 0.00	Depreciation ( 70%)	- 41,931
Plumbing Adj	+ 7.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 17,971
Adj Base Cost	= 44.57	Lot Value	+ 17,971
Total Area	x 1,344	Indicated Value	= 17,971
Adjusted Cost	= 59,902	Value Per SqFt	13.37
<b>Miscellaneous Improvements</b>			
Code	Description	Sketch ID	Size Year Units Unit Cost Depr Value



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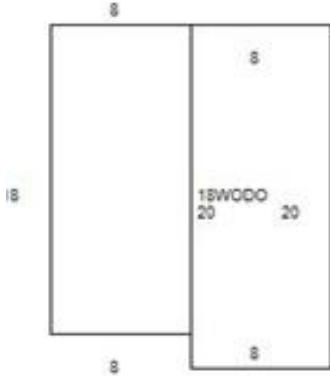
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	WODO		10	WODO	16	1.000	16

Total Building Area