



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 05:11:11
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019445 Parcel ID 22N17E-22-3-00000-000-0000 Cadastral ID 22-22-17-00300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 341749 MORRIS, RONNIE DEAN & DEBORAH JOY REVOCABLE TRUST 16881 S 4220 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 16881 S 4220 RD Subdivision Lot/Block / Parcel Size 12.79 - Acres Sec/Twn/Rng 22 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36674357 -95.48699369 TR IN SW SW, BEG: 1902.25' S NW/C SW, E 1289.50', S 749.2' TO S/L SW, W 50', N 330', W 1239.50', N 419.2' 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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Rogers

Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
 Time 05:11:12
 Page 2

Lot Data		Square-Foot - NBHD 4071 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments	1.0000	
Lot Value		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/16/2020

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,908 / 1,908
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1948 / 53

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	233,969	122.63	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	93.50	Total Misc Impr	+	22,076	
Roofing Adj	+ 4.31	Garage Cost	+		
Subfloor Adj	+ 1.12	Total RCN	=	245,579	
Heat/Cool Adj	+ 11.47	Depreciation (59%)	-	144,892	
Plumbing Adj	+ 6.74	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	100,687	
Adj Base Cost	= 117.14	Lot Value	+		
Total Area	x 1,908	Indicated Value	=	100,687	
Adjusted Cost	= 223,503	Value Per SqFt		52.77	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,687		
Lot Value			
Indicated Value	100,687	52.77	Per SqFt
Agland Value	2,518		
Site Improvements	116,584		
Total Value	219,789	115.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	47260	40x8		320	23.21		7,427
EPSW	ENCLOSED PORCH - SOLID WALL	47261	17x9		153	62.44		9,553



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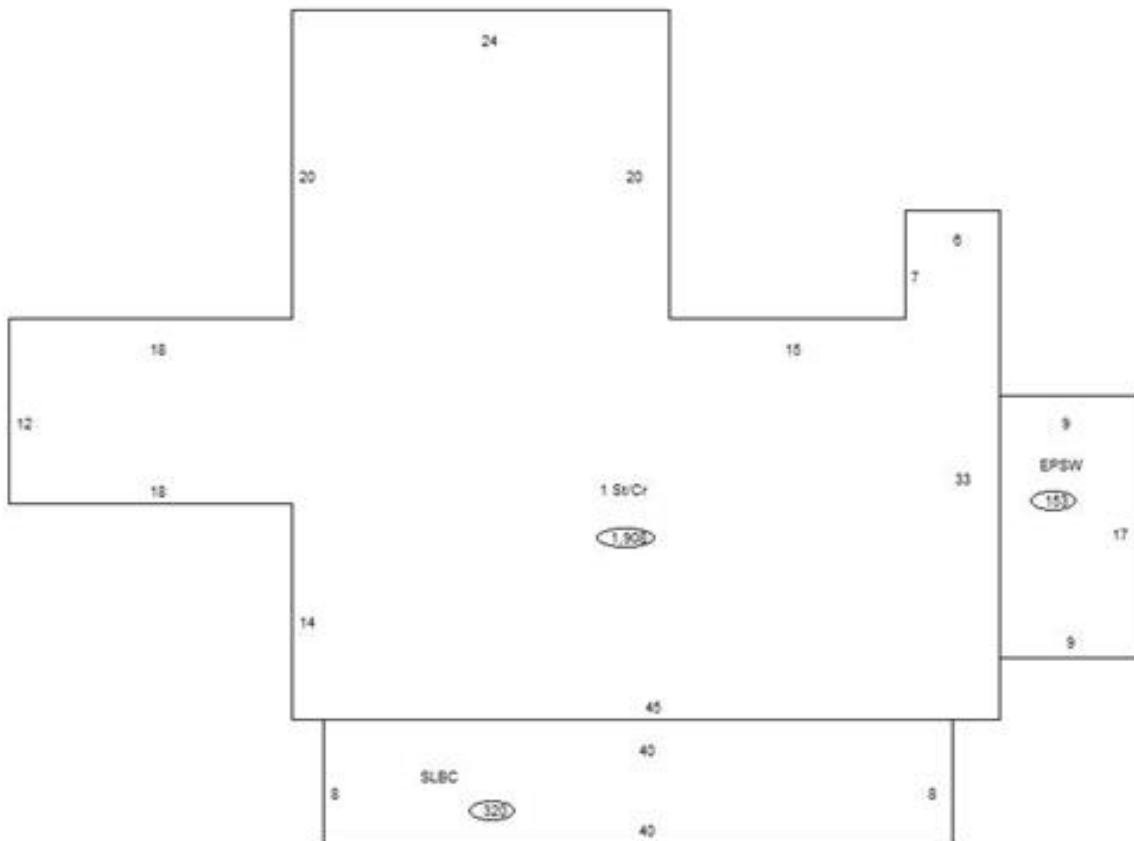
Assessment Property Record Card for Tax Year 2026

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Date 04/17/2026
 Time 05:11:12
 Page 3

Sketch Image

660019445



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,908	1.000	1,908
2	M	PRCH		10	SLBC	320	1.000	320
3	M	EPSW		10	EPSW	153	1.000	153
Total Building Area						1,908		1,908



Rogers

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Date 04/17/2026
Time 05:11:12
Page 4

660019445

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP BARN		42x40x10	Concrete	Formed Metal	1,680
	Qual 3	Cond 3	Year 2010	Eff Age 12		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (24.41 x 1,680)		41,009		41,009	10,252	30,757
	BNGP BARN		40x60x12	Concrete	Formed Metal	2,400
	Qual 3	Cond 3	Year 2000	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (23.33 x 2,400)		55,992		55,992	27,436	28,556
	LOAF LOAFING SHED		14x14x8	Dirt	Formed Metal	196
	Qual 3	Cond 3	Year 1999	Eff Age 20		
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (6.82 x 196)		1,337		1,337	789	548
	LOAF LOAFING SHED		14x14x8	Dirt	Formed Metal	196
	Qual 3	Cond 3	Year 1995	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (6.82 x 196)		1,337		1,337	869	468
	LOAF LOAFING SHED		12x14x8	Dirt	Formed Metal	168
	Qual 3	Cond 3	Year 1995	Eff Age 23		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (6.82 x 168)		1,146		1,146	745	401
	UTIL Shop Building		40x60x10	Base	Formed Metal	2,400
	Qual 3	Cond 3	Year 1994	Eff Age 24		
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD
Base Cost (26.21 x 2,400)		62,904		62,904	33,339	29,565
	BNGP BARN		40x30x8	Concrete	Formed Metal	1,200
	Qual 3	Cond 3	Year 1994	Eff Age 24		
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD
Base Cost (25.13 x 1,200)		30,156		30,156	15,983	14,173



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Date 04/17/2026
Time 05:11:12
Page 5

660019445

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	DETACHED GARAGE	24x28x8	Concrete	Formed Metal	672
	Qual 4	Cond 3	Year 1994	Eff Age 24		
Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)		RCNLD
Base Cost (38.36 x 672)		25,778	25,778	13,662		12,116



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Time 05:11:12
Page 6

Agland Inventory

660019445

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51			4.270	143	143	610	610
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			8.520	224	224	1,908	1,908
IMP PST Totals						12.790			2,518	2,518
Total Agland						12.790			2,518	2,518