



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660019455 <b>Parcel ID</b> 22N17E-22-2-00000-000-0000 <b>Cadastral ID</b> 22-22-17-01000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 32274 DUNCAN, FRED W  16201 S 4220 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16201 S 4220 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 22 / 22 / 17 / 2 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.37689624 -95.48888227																																																																																																																									
<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 4070 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.991 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 43,169.00 x .55 = 23,743 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 23,743		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	TRAD TRADITIONAL
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,948 / 1,948
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	1,948
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	400 Carport - Gable Roof
<b>Remodel</b>	
<b>Year/Eff Age</b>	1972 / 37

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	242,590	124.53	Per SqFt

Direct Comparables			
<b>Selection Model</b>	1	Res	
<b>Adjustment Model</b>	A2	AO Test	
<b>Comparables</b>			
<b>Indicated Value</b>			

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	94.96	<b>Total Misc Impr</b>	+	0	<b>Garage Cost</b>	+	3,936
<b>Roofing Adj</b>	+ 5.27	<b>Total RCN</b>	=	225,774	<b>Depreciation ( 44%)</b>	-	99,341
<b>Subfloor Adj</b>	+ -2.15	<b>Lump Sums</b>	+	15,498	<b>RCNLD</b>	=	141,931
<b>Heat/Cool Adj</b>	+ 12.64	<b>Lot Value</b>	+	23,743	<b>Indicated Value</b>	=	165,674
<b>Plumbing Adj</b>	+ 3.16	<b>Value Per SqFt</b>		85.05			
<b>Basement Adj</b>	+ 0.00						
<b>Adj Base Cost</b>	= 113.88						
<b>Total Area</b>	x 1,948						
<b>Adjusted Cost</b>	= 221,838						

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	141,931		
<b>Lot Value</b>	23,743		
<b>Indicated Value</b>	165,674	85.05	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	44,001		
<b>Total Value</b>	209,675	107.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	Wood Deck - Covered	47275	40x6		240	35.02		8,405
WODO	Wood Deck - Open	148473	418		418	16.97		7,093



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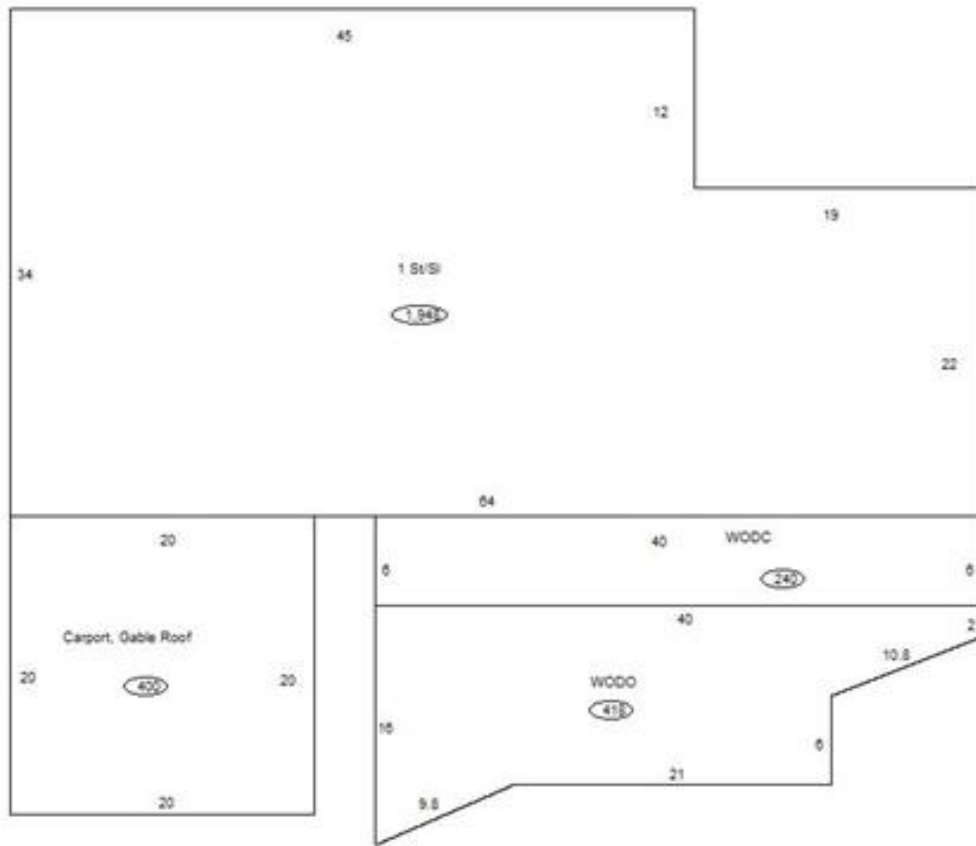
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,948	1.000	1,948
2	M	WODC		10	WODC	240	1.000	240
3	G	3		10	Carport, Gable Roof	400	1.000	400
4	M	WODO		10	WODO	418	1.000	418
<b>Total Building Area</b>						1,948		1,948



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	0x0x0	Base		720	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (31.28 x 720)	22,522		22,522	7,883	14,639
	UTIL	Shop Building	0x0x0	Base		1,128	
	Qual 2	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (35% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (30.62 x 1,128)	34,539		34,539	12,089	22,450
	UTIL	Shop Building	0x0x0	Base		846	
	Qual 2	Cond 3	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 (31.28 x 846)	26,463		26,463	26,463	
	LNT0	Lean-To	0x0x0	Base		893	
	Qual 3	Cond 3	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (6.81 x 893)	6,081		6,081	1,824	4,257
	GF	GAZEBO FAIR	0x0x0			1	
	Qual 2	Cond	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2,950.00 x 1)	2,950		2,950	295	2,655
	SHDS	Shed - Small	0x0x0	Base			
	Qual 3	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 (39.31 x )					