



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:38:35
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660019504 Parcel ID 23N16E-22-1-00000-000-0000 Cadastral ID 22-23-16-01100 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 345617 COVENANT HOLDINGS 24 LLC 13510 E 390 RD CLAREMORE OK 74017-0000 Parcel Location Situs 14477 E 390 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 22 / 23 / 16 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S007 - FOYIL SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (437)\IMG_0006.JPG 3/11/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.46012554 -95.58182657																																																																																																																									
TR IN SW SE NE BEG: AT PT ON E/W C/L 662.09' W OF E QUARTER /C; N 351.25' TO PT ON CRV IN C/L OF EXISTING RD; IN ELY DIR AROUND CRV TO LEFT RAD=539.86' 238.08'; S 378.71' TO A PT ON S/L SW SE NE; E ALG SD S/L 235' 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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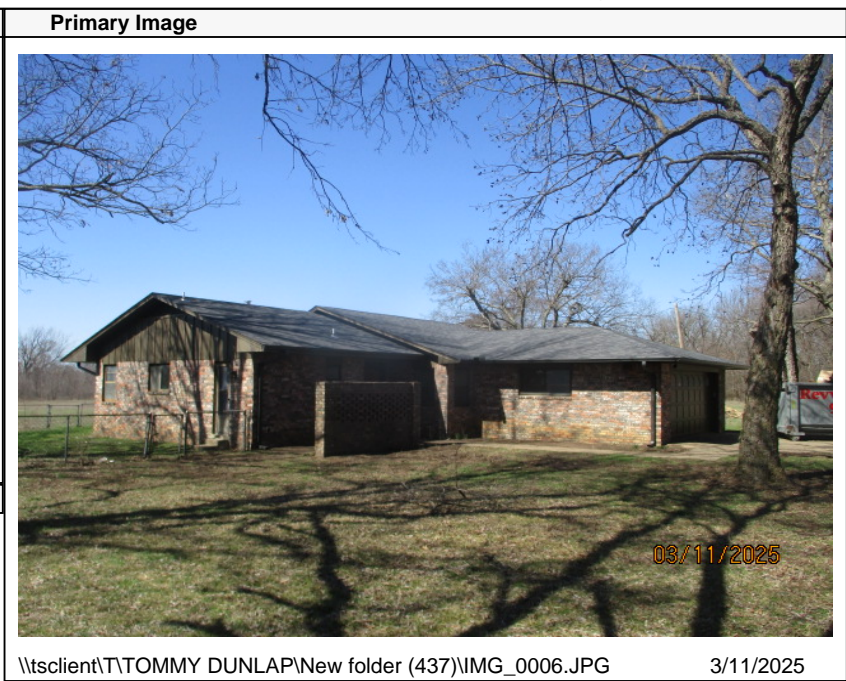
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Date 04/16/2026
 Time 23:38:35
 Page 2

Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	2.0992		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	91,442.00 x .37 = 33,568		
Factor Value			
Adjustments			
Lot Value	33,568		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,536 / 1,536
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,536
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Finished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	120,045
Lot Value	33,568
Indicated Value	153,613
Agland Value	100.01 Per SqFt
Site Improvements	8,951
Total Value	162,564
	105.84 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.27	Total Misc Impr	+ 4,994				
Roofing Adj	+ 4.40	Garage Cost	+ 17,014				
Subfloor Adj	+ -1.13	Total RCN	= 218,263				
Heat/Cool Adj	+ 11.24	Depreciation (45%)	- 98,218				
Plumbing Adj	+ 8.99	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 120,045				
Adj Base Cost	= 127.77	Lot Value	+ 33,568				
Total Area	x 1,536	Indicated Value	= 153,613				
Adjusted Cost	= 196,255	Value Per SqFt	100.01				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0	1		1	4,994.06		4,994



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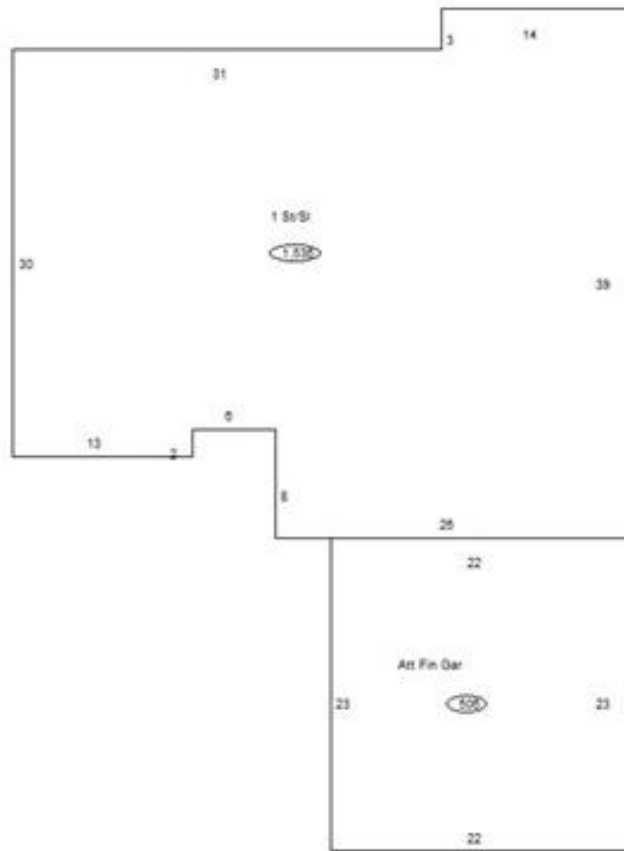
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Time 23:38:35

Page 3

Sketch Image

660019504



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,536	1.000	1,536
2	G	5		10	Att Fin Gar	506	1.000	506
Total Building Area						1,536		1,536



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 Page 4

660019504

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SHDS	Shed - Small	10x12x8	Concrete	Formed Metal	120	
	Qual	2	Cond 3	Year	2010	Eff Age 12	
	Valuation Summary		Modifier Total		RCN	Depr (46% Phys/ % Func)	RCNLD
Base Cost (20.54 x 120)		2,465			2,465	1,134	1,331
	GRDT	Garage - Detached	20x30x8	Concrete	Composition Shingle	600	
	Qual	2	Cond 3	Year	1978	Eff Age 36	
	Valuation Summary		Modifier Total		RCN	Depr (62% Phys/ % Func)	RCNLD
Base Cost (17.76 x 600)		10,656			10,656	6,607	4,049
	BNGP	Barn - General Purpose	20x30x8	Dirt	Galvanized Metal	600	
	Qual	2	Cond 2	Year	1970	Eff Age 56	
	Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ 0% Func)	RCNLD
Base Cost (19.84 x 600)		11,904			11,904	8,333	3,571