



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660019509 Parcel ID 23N16E-22-1-00000-000-0000 Cadastral ID 22-23-16-01600 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 323861 MCCOMB, NICKY & AMANDA & JOSEPH STUARD 13600 E 380 RD CLAREMORE OK 74017-0000 Parcel Location Situs 13600 E 380 RD Subdivision Lot/Block / Parcel Size 15 - Acres Sec/Twn/Rng 22 / 23 / 16 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.46559825 -95.58325209																																																																																																																									
TR DESC 1071-222 AS BEG 896.67' W OF NE/C SEC; S 990.34'; S89 5448W 94.02'; N77.2500W 369.94'; N00.0229W 908.52'; E 455.01' TO POB AND TR COMM NE/C SEC; W 1351.68'; TO POB; S908.52'; N77 25W 226.11'; N 858.91'; E 220.6' 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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Lot Data	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,549 / 2,549
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	1,044 Detached Garage - Finished
Remodel	
Year/Eff Age	1992 / 20

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	

Cost Approach		Manual : 01/2025	
Base Cost	106.25	Total Misc Impr	+ 10,600
Roofing Adj	+ 5.04	Garage Cost	+ 54,359
Subfloor Adj	+ 0.00	Total RCN	= 402,166
Heat/Cool Adj	+ 14.18	Depreciation (23%)	- 92,498
Plumbing Adj	+ 6.82	Lump Sums	+ 19,103
Basement Adj	+ 0.00	RCNLD	= 328,771
Adj Base Cost	= 132.29	Lot Value	+ 328,771
Total Area	x 2,549	Indicated Value	= 328,771
Adjusted Cost	= 337,207	Value Per SqFt	128.98

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	328,771		
Lot Value			
Indicated Value	328,771	128.98	Per SqFt
Agland Value	540		
Site Improvements	61,826		
Total Value	391,137	153.45	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	6,301.04		6,301
PRCH	SLAB PORCH - COVERED	47357	7x6		42	28.81		1,210
PRCH	SLAB PORCH - COVERED	47358	18x6		108	28.60		3,089
WODO	WOOD DECK - OPEN	47360	1092		1,092	18.61	6%	19,103



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	54x64x10	Dirt	Formed Metal	3,456
	Qual 3	Cond 3	Year 2010	Eff Age 12		
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (20.74 x 3,456)		71,677		71,677		53,758
	SHDS	Shed - Small	12x12x8	Plank	Composition Shingle	144
	Qual 2	Cond 2	Year 1990	Eff Age 36		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (19.93 x 144)		2,870		2,870		574
	UTIL	SHOP BUILDING	20x30x8	Dirt	Formed Metal	600
	Qual 3	Cond 3	Year 1980	Eff Age 35		
Valuation Summary		Modifier Total	RCN	Depr (61% Phys/ % Func)		RCNLD
Base Cost (27.13 x 600)		16,278		16,278		6,348
	LNTO	Lean To - Attached	10x30x8	Dirt	Formed Metal	300
	Qual 3	Cond 3	Year 1980	Eff Age 35		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (9.55 x 300)		2,865		2,865		573
	LNTO	LEAN-TO	10x30x8	Dirt	Formed Metal	300
	Qual 3	Cond 3	Year 1980	Eff Age 35		
Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)		RCNLD
Base Cost (9.55 x 300)		2,865		2,865		573



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	NTV PST	15			15.000	36	36	540	540
NTV PST Totals						15.000			540	540
Total Agland						15.000			540	540