



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:27:54
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Assessment Data					Primary Image																																																																																																																				
Account 660020007 Parcel ID 22N16E-23-0-000000000000 Cadastral ID 23-22-16-00800 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 252882 RAINWATER, JOSHUA W & GAIL BARBEE 16261 S 4170 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16261 S 4170 RD Subdivision Lot/Block / Parcel Size 2.94 - Acres Sec/Twn/Rng 23 / 22 / 16 / 2 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-19\IMG_001 12/20/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.37559004 -95.57790147 TR DESC 2022-007161 AS BEG SW/C N2 NW SW NW; N01.2756W 258 31'; S62.5111E 95.87'; S86.3816E 576.05'; S01.2638E 164.74'; S88 3623W 658.11' & 10' X 10' TR DESC COMM NW/C N2 NW SW NW; S01 2756E 32.18'; N88.3204E 27.66' TO POB; N88.3204E 10'; S01.2756E 10'; S88.3204W 10'; N01.2756W 10' TO POB.																																																																																																																									
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Lot Data	Square-Foot - NBHD 6050 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 3.1987 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 139,334.00 x .40 = 56,181 Factor Value Adjustments 1.0000 Lot Value 56,181		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,734 / 1,734
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,734
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	201,016	115.93	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	94.54	Total Misc Impr	+ 15,736				
Roofing Adj	+ 4.39	Garage Cost	+ 15,316				
Subfloor Adj	+ -1.15	Total RCN	= 234,572				
Heat/Cool Adj	+ 11.47	Depreciation (34%)	- 79,754				
Plumbing Adj	+ 8.12	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 154,818				
Adj Base Cost	= 117.37	Lot Value	+ 56,181				
Total Area	x 1,734	Indicated Value	= 210,999				
Adjusted Cost	= 203,520	Value Per SqFt	121.68				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,818		
Lot Value	56,181		
Indicated Value	210,999	121.68	Per SqFt
Agland Value			
Site Improvements	3,070		
Total Value	214,069	123.45	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	48905		396	396	23.06		9,132
PATO	SLAB PORCH - OPEN	48906		12x12	144	10.47		1,508



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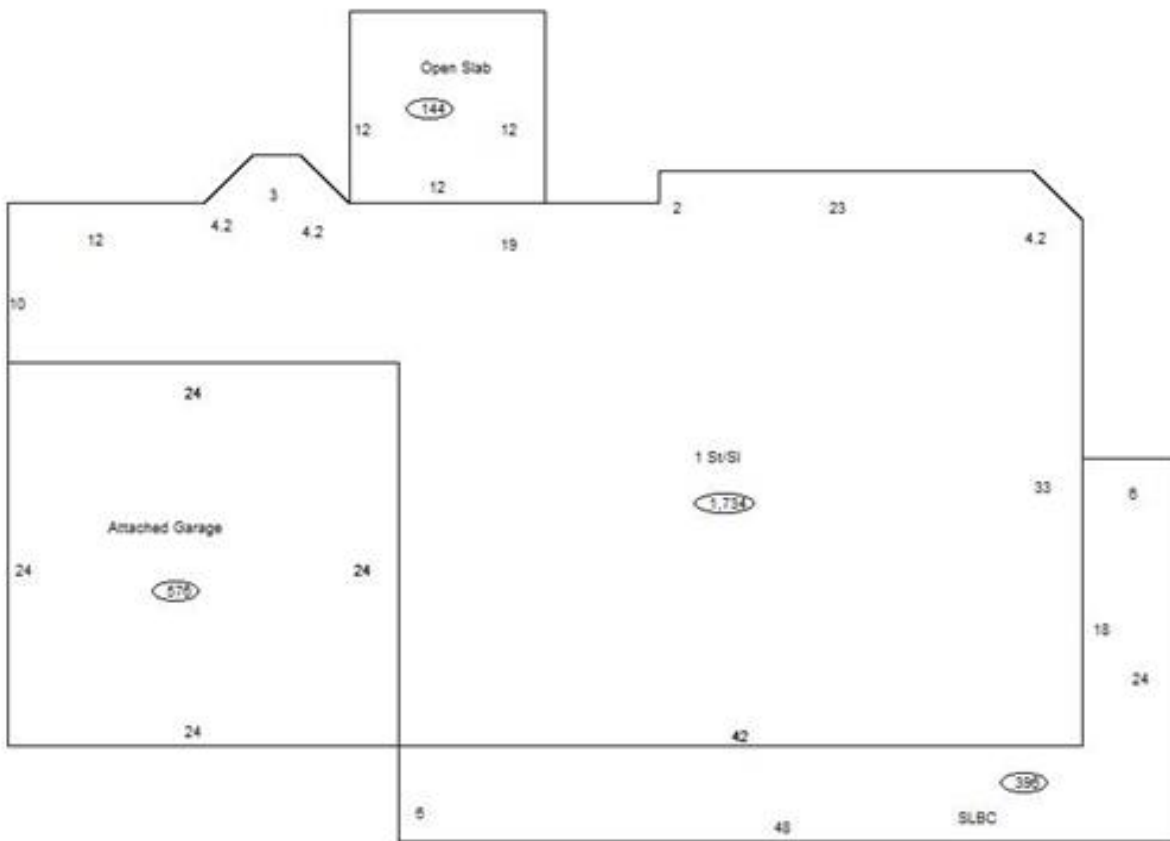
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Sketch Image

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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/SI	1,734	1.000	1,734
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	396	1.000	396
4	M	PATO		10	Open Slab	144	1.000	144
Total Building Area						1,734		1,734



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	22x34x0			748
	Qual 2	Cond 2	Year	Eff Age	2026	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (10.26 x 748)		7,674		7,674	4,604	3,070
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						