



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 660020018 Parcel ID 22N16E-23-2-00000-000-0000 Cadastral ID 23-22-16-01900 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 278454 EUBANKS, A RAY JR 16341 S 4170 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16341 S 4170 RD Subdivision Lot/Block / Parcel Size 7.79 - Acres Sec/Twn/Rng 23 / 22 / 16 / 2 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.37455693 -95.57795432																																																																																																																									
Legal Description S2 NW SW NW & TR DESC 2700-322 AS BEG SW/C SW NW; N 390' TO POB; N 270'; E 450'; S 270'; W 450' 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		Square-Foot - NBHD 6050 #1	
Lot Size			
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	7.9419		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	345,947.00 x .28 = 97,503		
Factor Value			
Adjustments	1.0000		
Lot Value	97,503		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-19\IMG_001 12/20/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,714 / 1,714
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,714
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1950 / 51

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	87,029 50.78 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	77,612
Lot Value	97,503
Indicated Value	175,115 102.17 Per SqFt
Agland Value	
Site Improvements	1,107
Total Value	176,222 102.81 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	87.17	Total Misc Impr	+ 4,577
Roofing Adj	+ 3.95	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 183,433
Heat/Cool Adj	+ 10.30	Depreciation (60%)	- 110,060
Plumbing Adj	+ 2.93	Lump Sums	+ 4,239
Basement Adj	+ 0.00	RCNLD	= 77,612
Adj Base Cost	= 104.35	Lot Value	+ 97,503
Total Area	x 1,714	Indicated Value	= 175,115
Adjusted Cost	= 178,856	Value Per SqFt	102.17

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
WODO	WOOD DECK - OPEN	141820	400		400	15.14	30%	4,239



Rogers

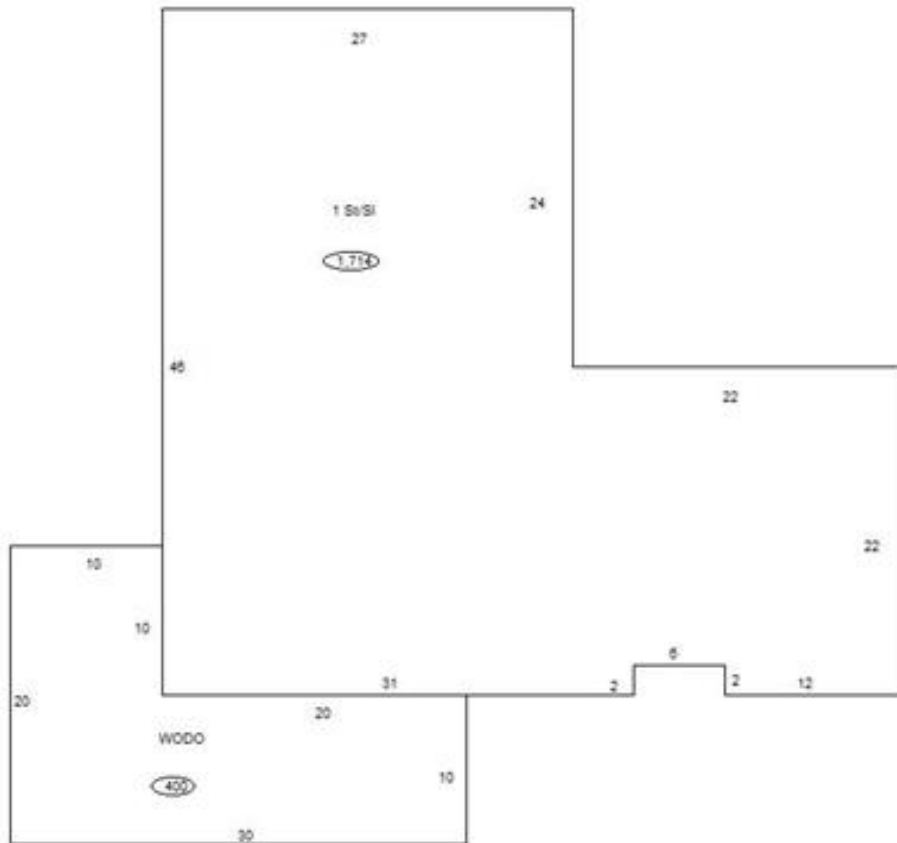
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Sketch Image

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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	1,714	1.000	1,714
2	M	WODO		10	WODO	400	1.000	400
Total Building Area						1,714		1,714



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	16x22x0			352
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (10.48 x 352)		3,689		3,689	2,582	1,107
	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)						