



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 16:33:42  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020034 <b>Parcel ID</b> 22N16E-23-4-00000-000-0000 <b>Cadastral ID</b> 23-22-16-03300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 75 - SEQUOYAH/FOYIL FD <b>Name ID</b> 40994 HENDRIX, RUTH-TRUSTEE  PO BOX 1620 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 16571 S HWY 66 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.82 - Acres <b>Sec/Twn/Rng</b> 23 / 22 / 16 / 4 <b>Neighborhood</b> 6050 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.37207558 -95.56240914																																																																																																																									
<b>Legal Description</b> PT NE SE BEG; 2384.08' N & 209.82' W SE/C; 406.58' TO PT ON E ROW/L HY 66; N 27-99 E 286.7'; E 302.68'; S 225.06'; W 36'; S 25' TO POB & TR IN NE SE BEG AT A PT 895.88' N & 340.9' W OF SE/C NE SE TH. W 185' N 165', E 185' S 165' TO POB					<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> </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	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 3.4272 <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> 149,288.00 x .39 = 58,172 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 58,172		
<b>Residential Data</b> <b>Type</b> 1 Single Family Residence <b>Condition</b> 3 - Average <b>Quality</b> 2.5 - Fair <b>Architecture</b> <b>Style</b> 100% One Story <b>Exterior Wall</b> 100% Frame, Siding, Wood <b>Base/Total Area</b> 1,774 / 1,774 <b>Style</b> 100% One Story <b>HVAC</b> 100% Warmed & Cooled Air <b>Roof Cover</b> 1 Composition Shingle <b>Area on Slab</b> 1,774 <b>Fixture/RghIn</b> 8 / <b>Bed/F/H Bath</b> 3 / 2.0 / <b>Basement Area</b> <b>Garage Type</b> 740 Attached Garage - Unfinished <b>Remodel</b> <b>Year/Eff Age</b> 1966 / 45		

### 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>	191,096 107.72 Per SqFt

### Direct Comparables

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

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	113,296
<b>Lot Value</b>	58,172
<b>Indicated Value</b>	171,468 96.66 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	1,815
<b>Total Value</b>	173,283 97.68 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	92.07	<b>Total Misc Impr</b>	+	17,488
<b>Roofing Adj</b>	+ 4.27	<b>Garage Cost</b>	+	18,988
<b>Subfloor Adj</b>	+ -1.20	<b>Total RCN</b>	=	236,033
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 52%)</b>	-	122,737
<b>Plumbing Adj</b>	+ 5.88	<b>Lump Sums</b>	+	0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	113,296
<b>Adj Base Cost</b>	= 112.49	<b>Lot Value</b>	+	58,172
<b>Total Area</b>	x 1,774	<b>Indicated Value</b>	=	171,468
<b>Adjusted Cost</b>	= 199,557	<b>Value Per SqFt</b>		96.66

### 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	48977	35x6		210	23.53		4,941
PATO	SLAB PORCH - OPEN	48978	16x14		224	9.60		2,150
EPSW	ENCLOSED PORCH - SOLID WALL	48979	14x6		84	63.11		5,301



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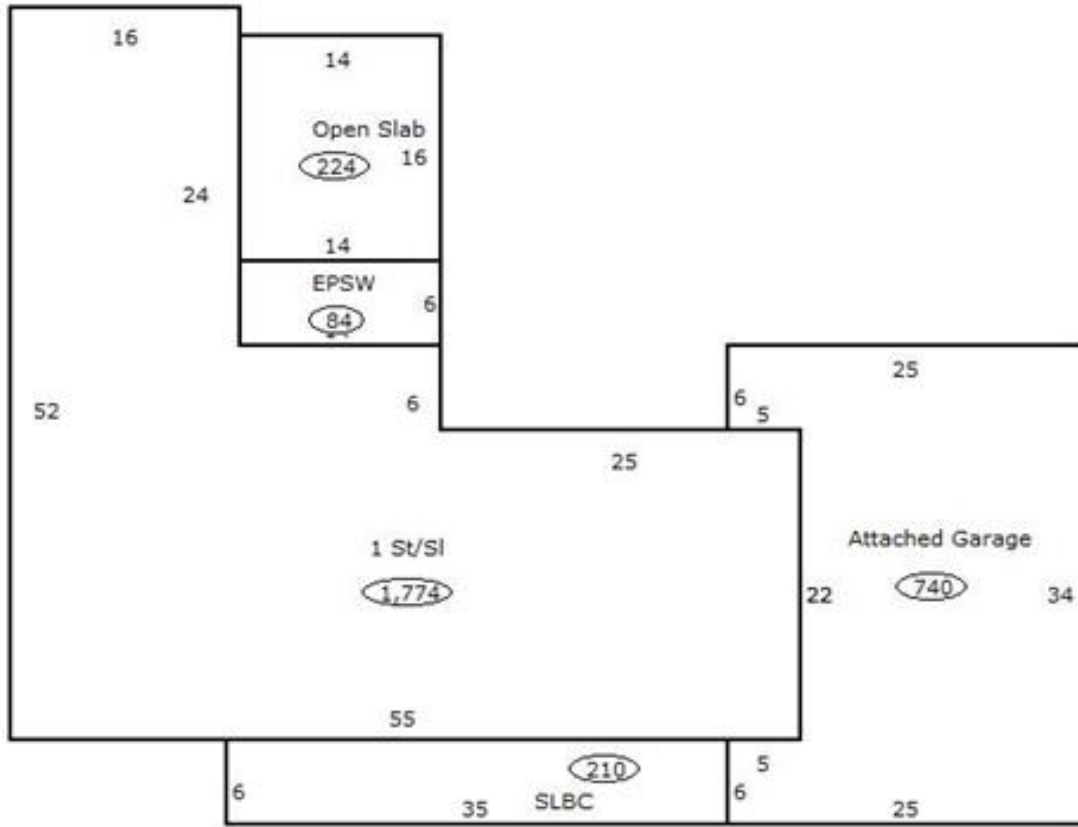
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,774	1.000	1,774
2	G	1		13	Attached Garage	740	1.000	740
3	M	PRCH		13	SLBC	210	1.000	210
4	M	PATO		13	Open Slab	224	1.000	224
5	M	EPSW		13	EPSW	84	1.000	84
<b>Total Building Area</b>						<b>1,774</b>		<b>1,774</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond 3	0x0x0 Year		Eff Age	680
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x 680)		3,182		3,182	1,591	1,591
	STF Qual 2	STG FAIR Cond	0x0x0 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 (4.68 x )						
	STF Qual 2	STG FAIR Cond	0x0x0 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 (4.68 x )						
	STF Qual 2	STG FAIR Cond 3	8x10x0 Year		Eff Age 1520	80
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x 80)		374		374	150	224