



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:58:32
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Assessment Data					Primary Image																																																																																																																				
Account 660020057 Parcel ID 22N16E-23-4-00000-000-0000 Cadastral ID 23-22-16-05700 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 301939 DAWES, BOBBY D & BEVERLY S TRUST 16610 S 4180 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 16610 S 4180 RD Subdivision Lot/Block / Parcel Size 1.92 - Acres Sec/Twn/Rng 23 / 22 / 16 / 4 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.37073029 -95.56191246 BEG; 565.88' N & 16.5' W SE/C NE SE, W 509.4' N 165' E 509.4 S 165' 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	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.9097 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 83,188.00 x .53 = 44,362 Factor Value Adjustments 1.0000 Lot Value 44,362		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-19\IMG_001 12/20/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,248 / 1,248
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	448 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1952 / 37

Cost Approach				Manual : 01/2025			
Base Cost	89.80	Total Misc Impr	+ 3,273	Roofing Adj	+ 4.05	Garage Cost	+ 10,752
Subfloor Adj	+ 2.31	Total RCN	= 151,904	Heat/Cool Adj	+ 10.30	Depreciation (48%)	- 72,914
Plumbing Adj	+ 4.02	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 78,990
Adj Base Cost	= 110.48	Lot Value	+ 44,362	Total Area	x 1,248	Indicated Value	= 123,352
		Value Per SqFt	98.84	Adjusted Cost	= 137,879		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	109,127	87.44	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	78,990		
Lot Value	44,362		
Indicated Value	123,352	98.84	Per SqFt
Agland Value			
Site Improvements	4,551		
Total Value	127,903	102.49	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2015	1	0.00	
PRCH	SLAB PORCH - COVERED	49029	10x6		60	21.11	1,267
CPDT	CARPORT - DETACHED	49031	18x11		198	10.13	2,006



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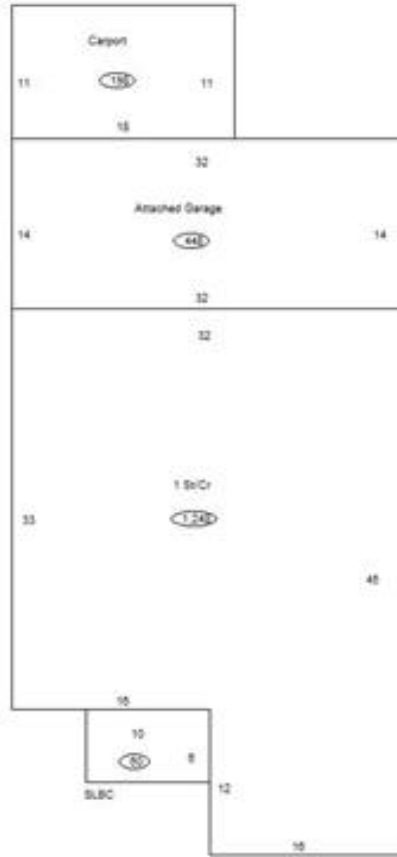
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Sketch Image

660020057



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,248	1.000	1,248
2	M	PRCH		10	SLBC	60	1.000	60
3	G	1		10	Attached Garage	448	1.000	448
4	M	CPDT		10	Carport	198	1.000	198
Total Building Area						1,248		1,248



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	30x34x0			1,020
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (10.45 x 1,020)	10,659		10,659	7,461	3,198
	LT	LEAN-TO	12x18x0			216
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 216)	631		631	442	189
	STF	STG FAIR	0x0x0			160
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 160)	749		749	225	524
	STF	STG FAIR	12x12x0			144
	Qual 2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 144)	674		674	34	640
	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)					