



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 23:04:34
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Assessment Data					Primary Image																																																																																																																				
Account 660020078 Parcel ID 22N17E-23-4-00000-000-0000 Cadastral ID 23-22-17-01800 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 270720 THOMPSON, R MARC & CHARLOTTE M 16500 S CEDARCREST DR CLAREMORE OK 74017-0000 Parcel Location Situs 16500 S CEDARCREST DR Subdivision Lot/Block / Parcel Size 30.98 - Acres Sec/Twn/Rng 23 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/30/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.37115193 -95.45529049 E2 NE SE & NW NE SE & S 35' E 286' NE SE NE & W 49.97' E 286' SE SE NE.																																																																																																																									
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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
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	3 - Average
Quality	2 - Fair
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Metal
Base/Total Area	2,160 / 2,160
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,160
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2003 / 17

\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1 11/30/2020

Cost Approach		Manual : 01/2025	
Base Cost	80.56	Total Misc Impr	+ 14,984
Roofing Adj	+ 4.13	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 232,798
Heat/Cool Adj	+ 10.30	Depreciation (23%)	- 53,544
Plumbing Adj	+ 5.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 179,254
Adj Base Cost	= 100.84	Lot Value	+
Total Area	x 2,160	Indicated Value	= 179,254
Adjusted Cost	= 217,814	Value Per SqFt	82.99

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	179,254
Lot Value	
Indicated Value	179,254 82.99 Per SqFt
Agland Value	1,115
Site Improvements	106,750
Total Value	287,119 132.93 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	49070	36x15		540	19.91		10,751
FPPF	Fireplace - Prefabricated			1	1	4,233.11		4,233



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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	2,160	1.000	2,160
2	M	PRCH		13	SLBC	540	1.000	540
Total Building Area						2,160		2,160



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	50x40x8	Base	Formed Metal	2,000
	Qual 3	Cond 3	Year 2021	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)		RCNLD
Base Cost (27.26 x 2,000)		54,520	54,520	3,816		50,704
	UTIL	Shop Building	60x40x8	Base	Formed Metal	2,400
	Qual 3	Cond 3	Year 2021	Eff Age 4		
Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)		RCNLD
Base Cost (25.11 x 2,400)		60,264	60,264	4,218		56,046



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	30.980	36	36	1,115	1,115
TMBR Totals						30.980			1,115	1,115
Total Agland						30.980			1,115	1,115