



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 660020175 Parcel ID 23N17E-23-2-00000-000-0000 Cadastral ID 23-23-17-01700 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 315145 ANDREWS, ANGELIA 402 E 13TH ST CLAREMORE OK 74017-0000 Parcel Location Situs 10351 S 4230 RD Subdivision Lot/Block / Parcel Size 17.83 - Acres Sec/Twn/Rng 23 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS					<p>OMMA 11/18/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.46135077 -95.46823354 E2 SW NW & N 30' SW SW NW																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>No</td> <td>1,000</td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	No	1,000		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>R20</td> <td>R21-POSS MED MARI GROWER</td> <td>05/2020</td> <td>09/2020</td> <td></td> </tr> <tr> <td>R10</td> <td>R10-POSS NEW SFR</td> <td>01/2009</td> <td>02/2009</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21-POSS MED MARI GROWER	05/2020	09/2020		R10	R10-POSS NEW SFR	01/2009	02/2009																																																																																								
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Lot Data		Square-Foot - NBHD 4070 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	20.4863	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	892,385.00 x .27 = 244,876	
Factor Value		
Adjustments	1.0000	
Lot Value	244,876	



Residential Data	
Type	6 Mobile Home 22 x 30
Condition	3 - Average
Quality	3 - Average
Architecture	DMH LOWER VALUED MH
Style	100% Double Wide
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	660 / 660
Style	100% Double Wide
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	
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	111,147 168.40 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	46.10	Total Misc Impr	+ 0
Roofing Adj	+ 3.12	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 42,511
Heat/Cool Adj	+ 6.57	Depreciation (57%)	- 24,231
Plumbing Adj	+ 8.62	Lump Sums	+ 3,056
Basement Adj	+ 0.00	RCNLD	= 21,336
Adj Base Cost	= 64.41	Lot Value	+ 244,876
Total Area	x 660	Indicated Value	= 266,212
Adjusted Cost	= 42,511	Value Per SqFt	403.35

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	21,336
Lot Value	244,876
Indicated Value	266,212 403.35 Per SqFt
Agland Value	
Site Improvements	19,023
Total Value	285,235 432.17 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	147765	10x6		60	50.93		3,056



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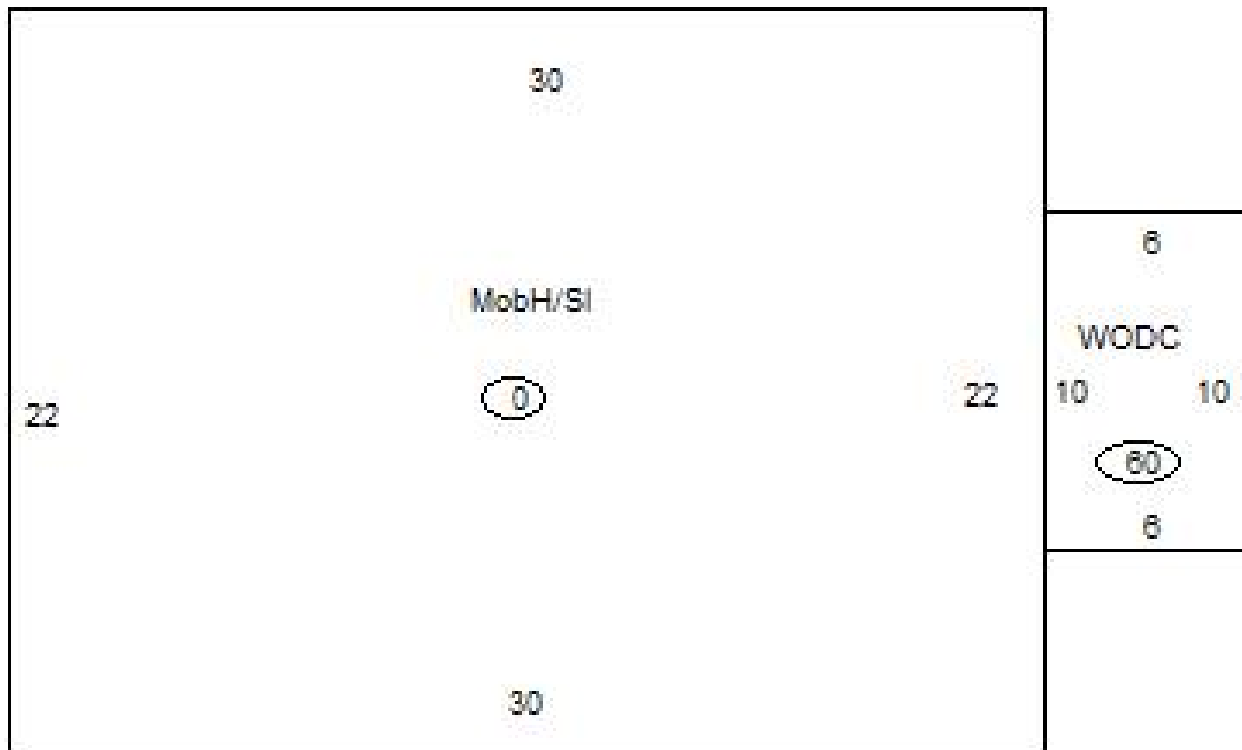
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Sketch Image

660020175



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	MobH/SI	660	0.000	660
2	M	WODC		10	WODC	60	1.000	60
Total Building Area						660		660



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN Qual 3	BARN Cond 3	0x0x0		Eff Age	2,655
Valuation Summary		Modifier Total		RCN	Depr (35% Phys/ % Func)	RCNLD
Base Cost (8.69 x 2,655)		23,072		23,072	8,075	14,997
	LF Qual 3	LOAFING SHED Cond 3	20x34x0		Eff Age	680
Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)	RCNLD
Base Cost (4.26 x 680)		2,897		2,897	1,883	1,014
	CP Qual 3	CARPOT DIRT Cond 3	14x18x0		Eff Age	252
Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (3.50 x 252)		882		882	529	353
	BARN Qual 2	BARN Cond 3	34x20x0		Eff Age 1520	680
Valuation Summary		Modifier Total		RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (8.72 x 680)		5,930		5,930	4,151	1,779
	LF Qual 2	LOAFING SHED Cond 2	10x12x0		Eff Age	120
Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (4.26 x 120)		511		511	204	307
	LF Qual 2	LOAFING SHED Cond 3	12x16x0		Eff Age	192
Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
Base Cost (4.26 x 192)		818		818	245	573



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	576 / 576
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2008 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	73,572 127.73 Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	91.83	Total Misc Impr	+	0			
Roofing Adj	+ 4.37	Garage Cost	+				
Subfloor Adj	+ 2.77	Total RCN	=	61,620			
Heat/Cool Adj	+ 0.00	Depreciation (59%)	-	36,356			
Plumbing Adj	+ 8.01	Lump Sums	+	2,435			
Basement Adj	+ 0.00	RCNLD	=	27,699			
Adj Base Cost	= 106.98	Lot Value	+				
Total Area	x 576	Indicated Value	=	27,699			
Adjusted Cost	= 61,620	Value Per SqFt		48.09			

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	27,699
Lot Value	
Indicated Value	27,699 48.09 Per SqFt
Agland Value	
Site Improvements	
Total Value	27,699 48.09 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	131656	10x6		60	40.58		2,435



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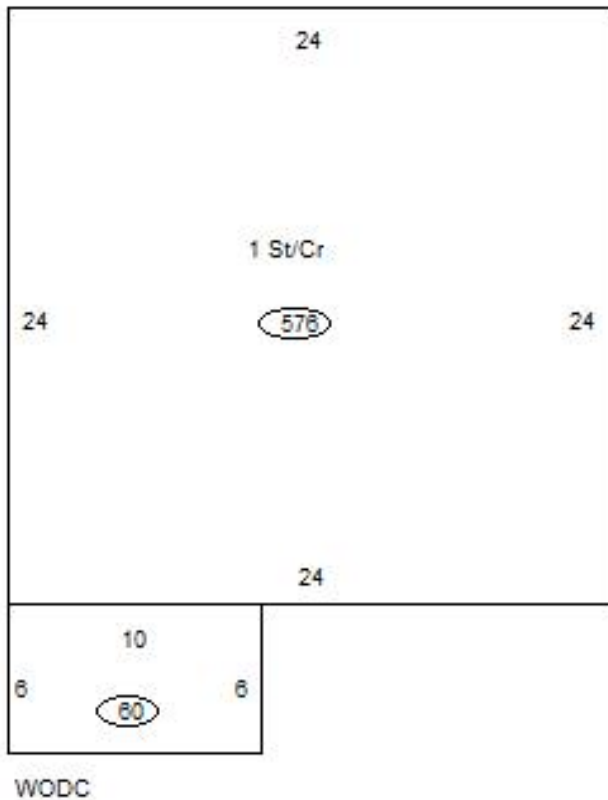
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Sketch Image

660020175



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	576	1.000	576
2	M	WODC		10	WODC	60	1.000	60
Total Building Area						576		576



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Lot Data	Primary Image
Lot Size x Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Value Model Value Method Base Lot Value x .00 = Factor Value 0 Adjustments Lot Value	<div style="border: 1px solid black; padding: 5px;"> Image Information Image ID 945848 Image Date 11/18/2020 Name IMG_0012.JPG Description OMMA </div>
Cost Approach Manual Date 01/2025 Total Building Area 960 Total Base Value 30,538 Modifier Value Misc Improvements Replacement Cost New 30,538 Phys/Func Depreciation Loss () RCN Less Phys/Func 28,706 Economic Depreciation RCNLD (All Sources) 28,706 Depreciated Improvements Outbuilding Value 11,085 Total Improvement Value 39,791 Land Value Cost Approach Value 39,791 41.45/SqFt	
Income Approach Potential Gross Income (PGI) Vacancy & Collection Loss Miscellaneous Income Effective Gross Income (EGI) Total Expenses Net Operating Income (NOI) Income Capitalization Rate Indicated Value 0.00	



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Parcel ID 23N17E-23-2-00000-000-0000
Cadastral ID 23-23-17-01700

Tax Area Code 71
Property Class RR
Owners Name ANDREWS, ANGELIA

Building Data

Building ID 4720
Building Sequence 1
Occupancy 1 170 Institutional Greenhouse, Small 100%
Occupancy 2
Occupancy 3
Total Floor Area 960
Average Perimeter 152
Number Of Storys 1.00
Average Wall Ht 8.00
Year Built 2020
Effective Age 3
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3.5 - Average
Condition 3 - Average
Exterior Wall 86 - Stud Hardboard Sheet
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image

Image Information

Image Name
Image Date
Image Name
Description

Cost Calculations

Appraisal Zone 2
Zone Description
Base Cost 15.58
Wall Cost 0.00
HVAC Cost 16.23
Basement Cost 0.00
Total Base Cost 31.81
Total Area 960
Base RCN 30,538
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 30,538
Physical Depreciation 6%
Functional Depreciation
Total Depreciation 6% (1,832)
Total RCNLD 28,706
Lump Sums
Total Building Value 28,706 \$ 29.90 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		40x10x10			400
	Qual 2	Cond 3	Year 2020	Eff Age	5	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (4.91 x 400)				1,964	452	1,512
	GRHC GREENHOUSE - COMMERCIAL		95x25x8			2,375
	Qual 1	Cond 3	Year 2020	Eff Age	5	
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	
Base Cost (4.58 x 2,375)				10,878	1,305	9,573
Total Site Improvement Value						11,085