



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 660020588 Parcel ID 22N16E-24-3-00000-000-0000 Cadastral ID 24-22-16-01300 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 299476 FRANCIS, GLENDA MAE & EDMOND LEO RAINS 16821 S 4180 RD CLAREMORE OK 74017-0000 Parcel Location Situs 16821 S 4180 RD Subdivision Lot/Block / Parcel Size 2 - Acres Sec/Twn/Rng 24 / 22 / 16 / 3 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (126)\IMG_0028.JPG 12/29/2022</p>																																																	
Legal Description Lat/Long: 36.36766785 -95.56066976																																																						
N 418' S 1046' W 209' W2 SW SW					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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					1993/274	RAINS, WANDA ARZILLA	12/03/2008	0	4																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>101.310</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 46,649</td> <td>22,372</td> <td>11%</td> <td>2,461</td> <td>Assessed</td> <td>13,223</td> <td>1,339.62</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 136,298</td> <td>97,833</td> <td> </td> <td>10,762</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 182,947</td> <td>120,205</td> <td> </td> <td>13,223</td> <td>Total Taxable</td> <td>13,223</td> <td>1,340.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	101.310	Current Tax	Remove Cap	0	Land Value 46,649	22,372	11%	2,461	Assessed	13,223	1,339.62	Year Frozen	0	Improvements 136,298	97,833		10,762	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 182,947	120,205		13,223	Total Taxable	13,223	1,340.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660020588	FRANCIS, GLENDA MAE &	75	184,929	0	12,593	1,276.00																																															
2024	2024-660020588	FRANCIS, GLENDA MAE &	75	203,060	0	11,994	1,222.00																																															
2023	2023-660020588	FRANCIS, GLENDA MAE &	75	159,523	0	11,422	1,190.00																																															
2022	2022-660020588	FRANCIS, GLENDA MAE &	75	159,572	0	10,879	1,157.00																																															
2021	2021-660020588	FRANCIS, GLENDA MAE &	75	158,475	0	10,361	1,070.00																																															
2020	2020-660020588	FRANCIS, GLENDA MAE &	75	159,381	0	9,867	1,056.00																																															
2019	2019-660020588	FRANCIS, GLENDA MAE &	75	146,370	0	9,397	998.00																																															
2018	2018-660020588	FRANCIS, GLENDA MAE &	75	152,042	0	8,950	955.00																																															
2017	2017-660020588	FRANCIS, GLENDA MAE &	75	150,846	0	8,524	903.00																																															
2016	2016-660020588	FRANCIS, GLENDA MAE &	75	147,081	0	8,118	858.00																																															
2015	2015-660020588	FRANCIS, GLENDA MAE &	75	131,586	0	7,731	833.00																																															
2014	2014-660020588	FRANCIS, GLENDA MAE &	75	135,290	0	7,364	804.00																																															
2013	2013-660020588	FRANCIS, GLENDA MAE &	75	128,919	0	7,012	748.00																																															



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Lot Data		Square-Foot - NBHD 6050 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.1046		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	91,674.00 x .51 = 46,649		
Factor Value			
Adjustments	1.0000		
Lot Value	46,649		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,538 / 1,538
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	181,208	117.82	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	113.29	Total Misc Impr	+ 35,057				
Roofing Adj	+ 4.95	Garage Cost	+ 17,686				
Subfloor Adj	+ 0.00	Total RCN	= 265,541				
Heat/Cool Adj	+ 12.64	Depreciation (49%)	- 130,115				
Plumbing Adj	+ 7.48	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 135,426				
Adj Base Cost	= 138.36	Lot Value	+ 46,649				
Total Area	x 1,538	Indicated Value	= 182,075				
Adjusted Cost	= 212,798	Value Per SqFt	118.38				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,426		
Lot Value	46,649		
Indicated Value	182,075	118.38	Per SqFt
Agland Value			
Site Improvements	872		
Total Value	182,947	118.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	50563	30x10		300	25.99		7,797
PATO	SLAB PORCH - OPEN	50564	11x10		110	11.38		1,252
PATO	SLAB PORCH - OPEN	50565	8x6		48	11.48		551
EPSW	ENCLOSED PORCH - SOLID WALL	50566	29x10		290	68.42		19,842



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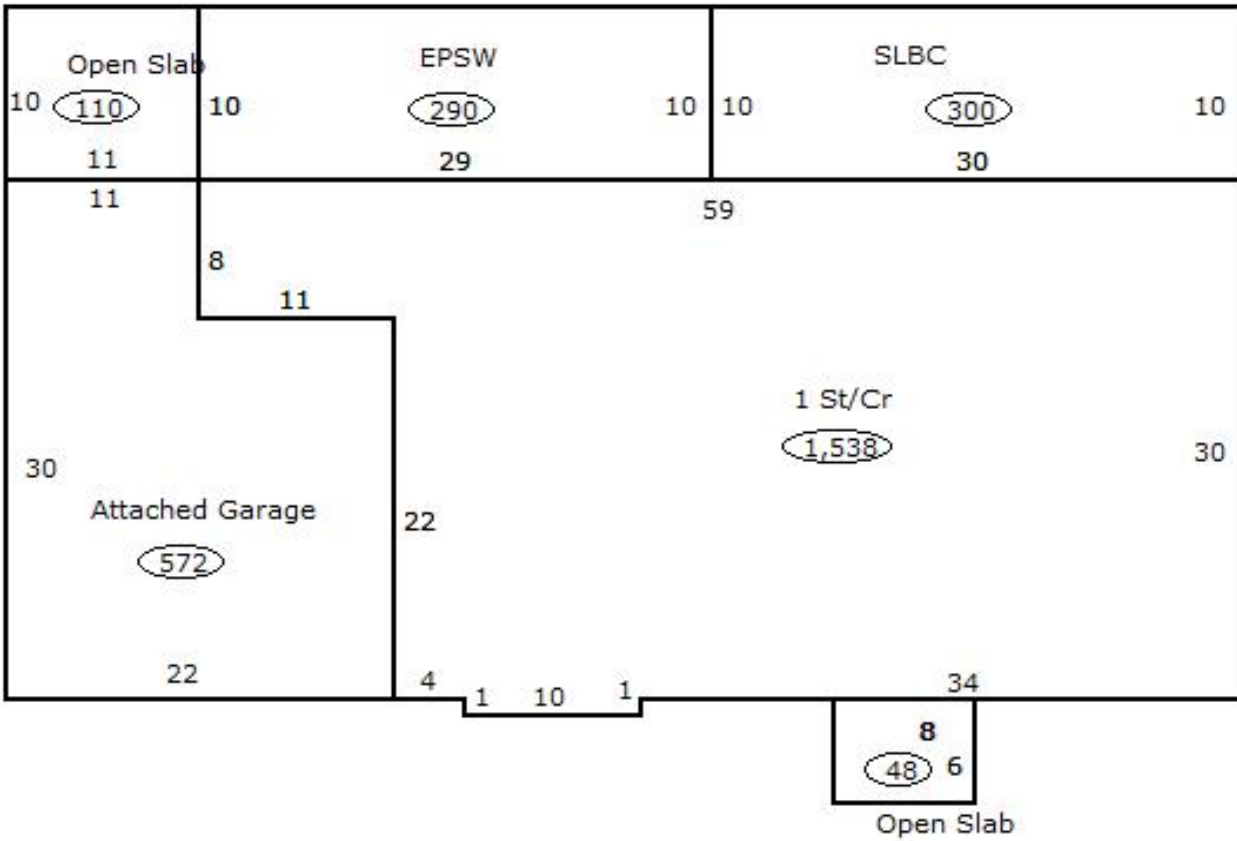
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,538	1.000	1,538
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	300	1.000	300
4	M	PATO		13	Open Slab	110	1.000	110
5	M	PATO		13	Open Slab	48	1.000	48
6	M	EPSW		13	EPSW	290	1.000	290
Total Building Area						1,538		1,538



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			416	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 416)		4,360		4,360	3,488	872
	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)						
	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)						