



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 660020590 Parcel ID 22N16E-24-3-00000-000-0000 Cadastral ID 24-22-16-01500 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 75 - SEQUOYAH/FOYIL FD Name ID 341013 PIERCE, JEFFREY DAVID & SAMANTHA 15075 E 450 RD CLARMEORE OK 74017-0000 Parcel Location Situs 16911 S 4180 RD Subdivision Lot/Block / Parcel Size .72 - Acres Sec/Twn/Rng 24 / 22 / 16 / 3 Neighborhood 6050 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.36630258 -95.56067031																																																																																																																									
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Lot Data		Square-Foot - NBHD 6050 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.7067		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	30,783.00 x .70 = 21,548		
Factor Value			
Adjustments	2.6192		
Lot Value	56,439		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,536 / 1,536
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,536
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	288 Attached Garage - Unfinished
Remodel	STANDARD -
Year/Eff Age	1962 / 37

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	132,014 85.95 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	111,373
Lot Value	56,439
Indicated Value	167,812 109.25 Per SqFt
Agland Value	
Site Improvements	1,000
Total Value	168,812 109.90 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.64	Total Misc Impr	+ 7,953
Roofing Adj	+ 4.33	Garage Cost	+ 9,288
Subfloor Adj	+ -1.19	Total RCN	= 206,246
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 94,873
Plumbing Adj	+ 6.80	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 111,373
Adj Base Cost	= 123.05	Lot Value	+ 56,439
Total Area	x 1,536	Indicated Value	= 167,812
Adjusted Cost	= 189,005	Value Per SqFt	109.25

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	50569	13x6		78	24.02		1,874
PRCH	SLAB PORCH - COVERED	50570	20x13		260	23.38		6,079



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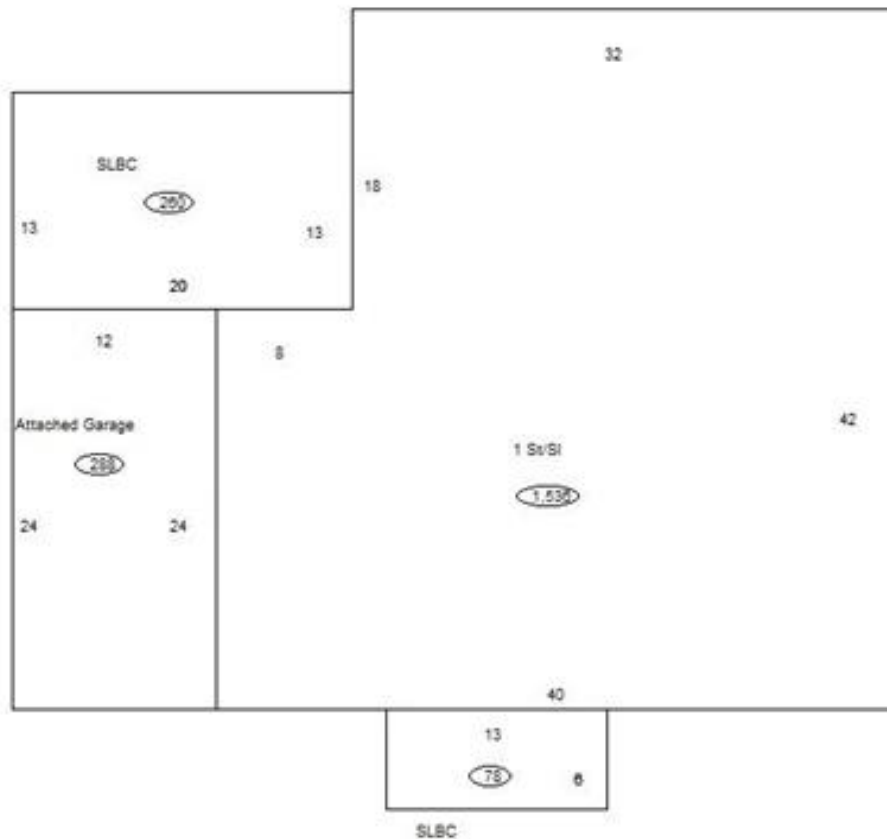
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,536	1.000	1,536
2	G	1		10	Attached Garage	288	1.000	288
3	M	PRCH		10	SLBC	78	1.000	78
4	M	PRCH		10	SLBC	260	1.000	260
Total Building Area						1,536		1,536



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			120
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 120)		562	562	281	281
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 192)		899	899	180	719