



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:01:56  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660020593 <b>Parcel ID</b> 22N16E-24-3-00000-000-0000 <b>Cadastral ID</b> 24-22-16-01800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 75 - SEQUOYAH/FOYIL FD <b>Name ID</b> 317767 ROSE, BILL E & TIFFANY D  15563 E 450 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 15563 E 450 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2 - Acres <b>Sec/Twn/Rng</b> 24 / 22 / 16 / 3 <b>Neighborhood</b> 6050 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (127)\IMG_0022.JPG 12/30/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.36592775 -95.55016337 PT SW SE, BEG; 466.5' E SW/C, N 417.42' E 208.71' S 417.42' W 208.71' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 6050 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.107	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	91,781.00 x .51 = 46,670	
Factor Value		
Adjustments	1.0000	
Lot Value	46,670	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,736 / 1,736
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	4 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1960 / 37



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	188,169	108.39	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	95.39	Total Misc Impr	+	21,321	
Roofing Adj	+ 4.52	Garage Cost	+		
Subfloor Adj	+ 0.00	Total RCN	=	222,853	
Heat/Cool Adj	+ 12.64	Depreciation ( 47%)	-	104,741	
Plumbing Adj	+ 3.54	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	118,112	
Adj Base Cost	= 116.09	Lot Value	+	46,670	
Total Area	x 1,736	Indicated Value	=	164,782	
Adjusted Cost	= 201,532	Value Per SqFt		94.92	

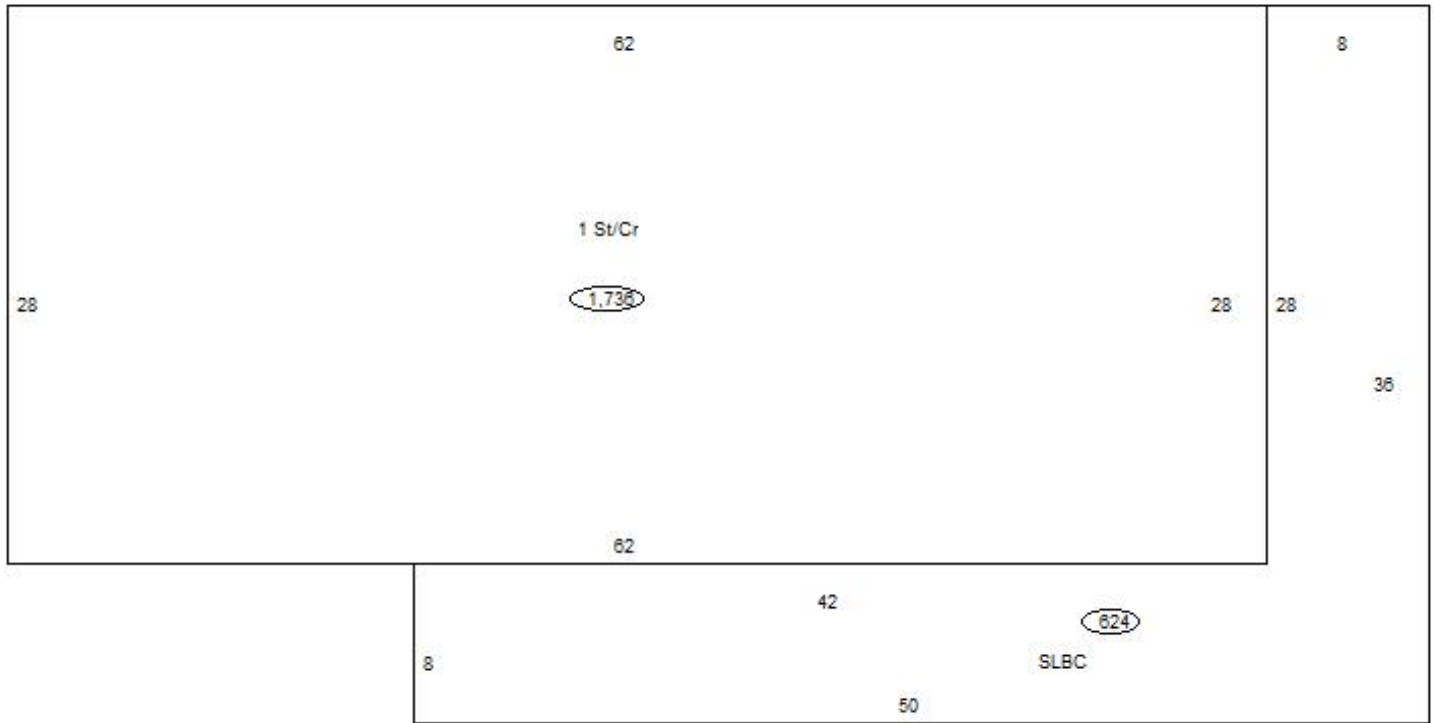
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,112		
Lot Value	46,670		
Indicated Value	164,782	94.92	Per SqFt
Agland Value			
Site Improvements	50,922		
Total Value	215,704	124.25	Total Value Per SqFt

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	50580		624	624	25.17		15,706



Sketch Image

660020593



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,736	1.000	1,736
2	M	PRCH		10	SLBC	624	1.000	624
<b>Total Building Area</b>						1,736		1,736



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	40x40x0			1,600	
	Qual	3	Cond 3	Year 2022	Eff Age 3		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (5% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.07 x 1,600)		49,712		49,712	2,486	47,226
	BARN	BARN	15x20x0			300	
	Qual	3	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (12.32 x 300)		3,696		3,696		3,696