



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	660021040				<p>\\tsclient\C\Users\rln\Pictures\2019-05-23\IMG_0002.JPG 5/23/2019</p>									
Parcel ID	000000-00-0-00258-002-0005													
Cadastral ID	25-22-16-02190													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI													
Name ID	44014													
COLEY, GLORIA J TRUSTEE														
17164 S 4190 CLAREMORE OK 74017-0000														
Parcel Location														
Situs	17164 S 4190 RD													
Subdivision	DOGWOOD ACRES													
Lot/Block	0005 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	25 / 22 / 16 / 5													
Neighborhood	1029 - R-V01-NE SEQUOYAH													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.36217663 -95.54425201														
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>9356</td> <td>R6/GARAGE BEING TURNED INTO LIV</td> <td>05/2005</td> <td>10/2005</td> <td>26,400</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	9356	R6/GARAGE BEING TURNED INTO LIV	05/2005	10/2005	26,400
Number	Description	Opened	Closed	Amount										
9356	R6/GARAGE BEING TURNED INTO LIV	05/2005	10/2005	26,400										
LOT 5 BLOCK 2 DOGWOOD ACRES														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	COLEY, MICHAEL O	11/16/2018	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax						
Remove Cap	0	Land Value	95,698	57,181	11%	6,290	Assessed	21,716	2,135.12					
Year Frozen	0	Improvements	185,327	140,234		15,426	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	281,025	197,415		21,716	Total Taxable	20,716	2,047.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660021040	COLEY, GLORIA J			94	275,173	1000	20,084	1,985.00					
2024	2024-660021040	COLEY, GLORIA J			94	406,406	1000	19,469	2,055.00					
2023	2023-660021040	COLEY, MICHAEL O &			94	193,854	1000	18,873	2,031.00					
2022	2022-660021040	COLEY, MICHAEL O &			94	195,199	1000	18,294	1,988.00					
2021	2021-660021040	COLEY, MICHAEL O &			94	202,217	1000	17,732	1,864.00					
2020	2020-660021040	COLEY, MICHAEL O &			94	199,310	1000	17,187	1,801.00					
2019	2019-660021040	COLEY, MICHAEL O &			94	160,520	1000	16,657	1,722.00					
2018	2018-660021040	COLEY, MICHAEL O			94	162,990	1000	16,929	1,767.00					
2017	2017-660021040	COLEY, MICHAEL O			94	161,904	1000	16,809	1,733.00					
2016	2016-660021040	COLEY, MICHAEL O			94	158,499	1000	16,435	1,687.00					
2015	2015-660021040	COLEY, MICHAEL O			94	179,162	1000	18,708	1,959.00					
2014	2014-660021040	COLEY, MICHAEL O			94	180,356	1000	18,572	1,909.00					
2013	2013-660021040	COLEY, MICHAEL O			94	172,741	1000	18,002	1,823.00					



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Lot Data		Square-Foot - NBHD 1029 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.9385		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	215,120.00 x .44 = 95,698		
Factor Value			
Adjustments	1.0000		
Lot Value	95,698		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,881 / 2,529
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,881
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1979 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	211,959 83.81 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	249,410 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	185,327
Lot Value	95,698
Indicated Value	281,025 111.12 Per SqFt
Agland Value	
Site Improvements	
Total Value	281,025 111.12 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.43	Total Misc Impr	+ 15,569
Roofing Adj	+ 3.54	Garage Cost	+
Subfloor Adj	+ -1.68	Total RCN	= 303,015
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 130,296
Plumbing Adj	+ 7.73	Lump Sums	+ 12,608
Basement Adj	+ 0.00	RCNLD	= 185,327
Adj Base Cost	= 113.66	Lot Value	+ 95,698
Total Area	x 2,529	Indicated Value	= 281,025
Adjusted Cost	= 287,446	Value Per SqFt	111.12

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
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	51373	14x12		168	29.19		4,904
PATO	SLAB PORCH - OPEN	51374	6x6		36	11.48		413
EPSW	ENCLOSED PORCH - SOLID WALL	51375	11x6		66	70.26		4,637
BALW	BALCONY - WOOD	51378	13x8		104	28.08		2,920
WODO	WOOD DECK - OPEN	142183	236		236	20.23	55%	2,148
WODC	WOOD DECK - COVERED	142184	16x12		192	39.27		7,540

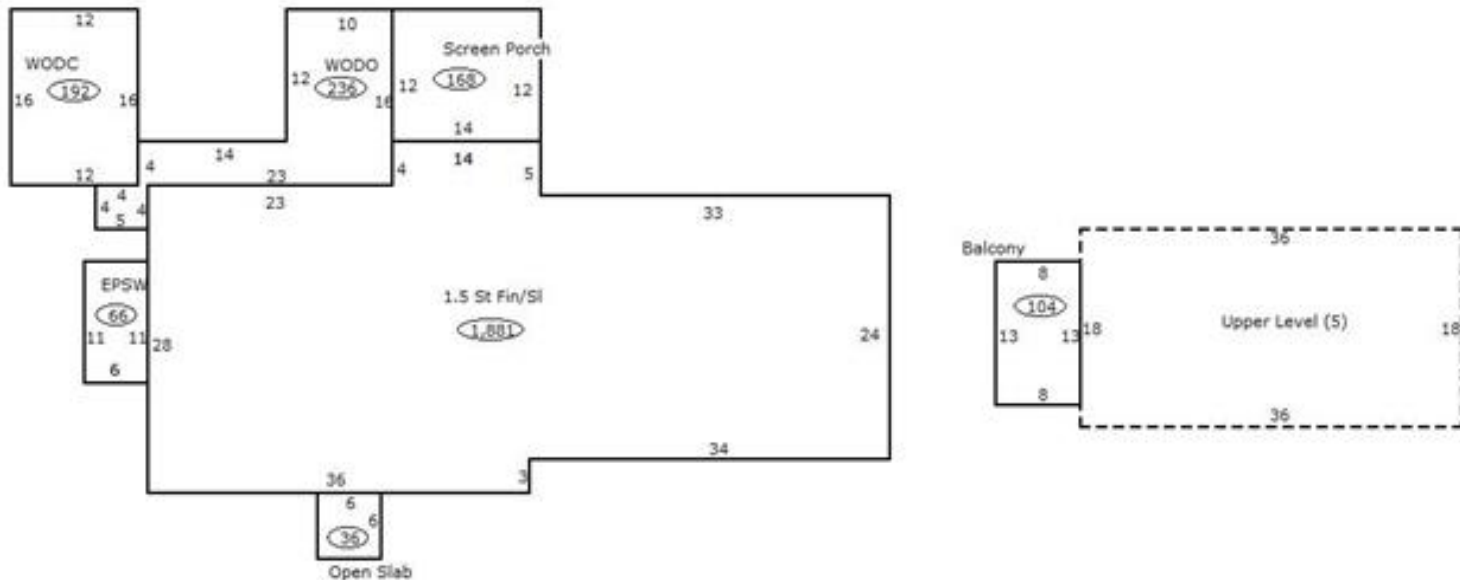


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	EPKS		13	Screen Porch	168	1.000	168
2	M	PATO		13	Open Slab	36	1.000	36
3	M	EPSW		13	EPSW	66	1.000	66
4	R	5	Slab	13	1.5 St Fin/Sl	1,881	1.000	1,881
5	U	^UL		13	Upper Level (5)	648	1.000	648
6	M	BALW		13	Balcony	104	1.000	104
7	M	WODO		13	WODO	236	1.000	236
8	M	WODC		13	WODC	192	1.000	192
Total Building Area						1,881		1,881



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					