



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660022262 Parcel ID 22N16E-26-2-00000-000-0000 Cadastral ID 26-22-16-00800 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 39974 KELLEHAN, WAYNE G & ET AL 16966 S 4160 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17313 S HWY 66 Subdivision Lot/Block / Parcel Size 74 - Acres Sec/Twn/Rng 26 / 22 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.35984596 -95.57405810																																																																																																																									
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Lot Data		Units-Buildable - UNPLATTED (UNITS BUILDABLE)
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,234 / 1,234
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	1,200 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1962 / 48

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	101.68	Total Misc Impr	+ 28,487
Roofing Adj	+ 4.15	Garage Cost	+ 26,172
Subfloor Adj	+ 2.39	Total RCN	= 210,291
Heat/Cool Adj	+ 10.30	Depreciation (57%)	- 119,866
Plumbing Adj	+ 7.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 90,425
Adj Base Cost	= 126.12	Lot Value	+ 90,425
Total Area	x 1,234	Indicated Value	= 90,425
Adjusted Cost	= 155,632	Value Per SqFt	73.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	90,425		
Lot Value			
Indicated Value	90,425	73.28	Per SqFt
Agland Value	12,696		
Site Improvements	21,058		
Total Value	124,179	100.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	54485	28		28	21.20		594
EPSW	ENCLOSED PORCH - SOLID WALL	54486	38x14		532	52.43		27,893



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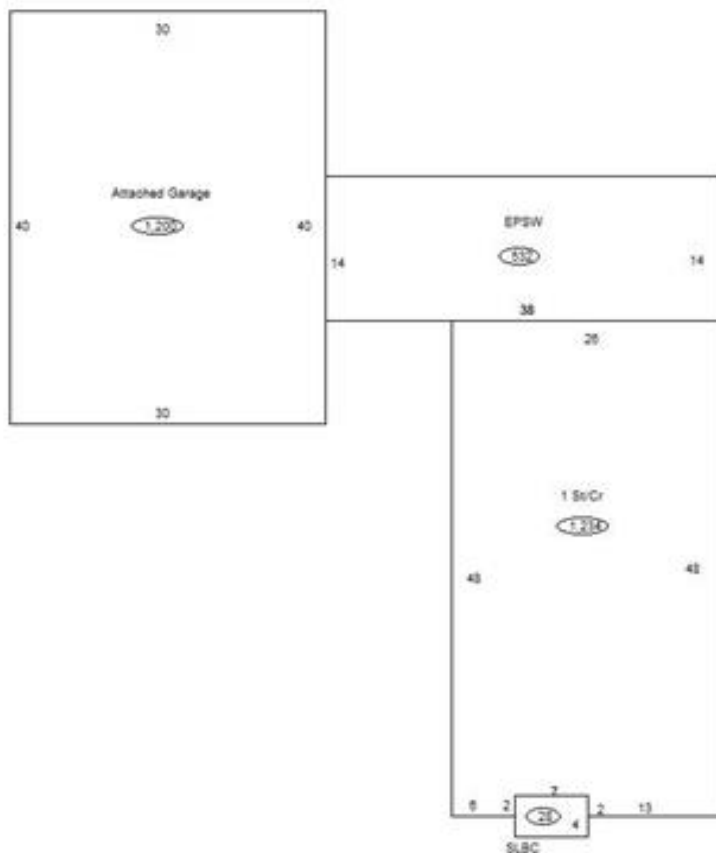
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Sketch Image

660022262



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,234	1.000	1,234
2	G	1		13	Attached Garage	1,200	1.000	1,200
3	M	PRCH		13	SLBC	28	1.000	28
4	M	EPSW		13	EPSW	532	1.000	532
Total Building Area						1,234		1,234



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			792
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (31.28 x 792) 24,774		Modifier Total	RCN 24,774	Depr (15% Phys/ % Func) 3,716	RCNLD 21,058
	BARN	BARN	0x0x0			4,524
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (7.98 x 4,524) 36,102		Modifier Total	RCN 36,102	Depr (100% Phys/ % Func) 36,102	RCNLD



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BR	BREAKS-ALLUVIAL LAND COMP	IMP PST	30			17.130	84	84	1,439	1,439
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			26.468	168	168	4,447	4,447
DNB	DENNIS SILT LOAM 1-3% SLO	IMP PST	80			30.402	224	224	6,810	6,810
IMP PST Totals						74.000			12,696	12,696
Total Agland						74.000			12,696	12,696