



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 05:26:24
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Assessment Data					Primary Image																																																																																																																																																																	
Account 660023179 Parcel ID 22N16E-27-4-00000-000-0000 Cadastral ID 27-22-16-00300 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 301877 NELSON, KAREN K 17940 S 4170 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17940 S 4170 RD Subdivision Lot/Block / Parcel Size 1.75 - Acres Sec/Twn/Rng 27 / 22 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																																																																						
Legal Description Lat/Long: 36.35112363 -95.57951307																																																																																																																																																																						
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.8562		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	80,857.00 x .68 = 54,743		
Factor Value			
Adjustments	1.0000		
Lot Value	54,743		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	
Lot Value	54,743
Indicated Value	54,743
Agland Value	0.00 Per SqFt
Site Improvements	5,947
Total Value	60,690 0.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	0.00	Total Misc Impr	+ 0
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ 0.00	Total RCN	= 0
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0
Plumbing Adj	+ 0.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 0
Adj Base Cost	= 0.00	Lot Value	+ 54,743
Total Area	x	Indicated Value	= 54,743
Adjusted Cost	= 0	Value Per SqFt	0.00

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)					
	WODC	WOOD DECK - COVERED	6x28x0			168
	Qual	3	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ % Func)	RCNLD
	Base Cost (37.66 x 168)		6,327	6,327	380	5,947



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	6 Mobile Home 50 x 28
Condition	4 - Good
Quality	3.5 - Average
Architecture	6 MS ADJ
Style	100% Double Wide
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,400 / 1,400
Style	100% Double Wide
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	/
Bed/F/H Bath	/ /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2000 / 16

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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	37.66	Total Misc Impr	+	0			
Roofing Adj	+ 3.19	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	77,336			
Heat/Cool Adj	+ 3.70	Depreciation (52%)	-	40,215			
Plumbing Adj	+ 10.69	Lump Sums	+	7,364			
Basement Adj	+ 0.00	RCNLD	=	44,485			
Adj Base Cost	= 55.24	Lot Value	+				
Total Area	x 1,400	Indicated Value	=	44,485			
Adjusted Cost	= 77,336	Value Per SqFt		31.78			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	44,485		
Lot Value			
Indicated Value	44,485	31.78	Per SqFt
Agland Value			
Site Improvements			
Total Value	44,485	31.78	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	142201	28x6		168	46.63	6%	7,364



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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	14		10	Doublewide	1,400	1.000	1,400
2	M	WODC		10	WODC	168	1.000	168
Total Building Area						1,400		1,400