



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023192 <b>Parcel ID</b> 22N16E-27-1-00000-000-0000 <b>Cadastral ID</b> 27-22-16-01700 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 11 - SEQUOYAH/NW FIRE <b>Name ID</b> 40264 FRANCIS, WILLIAM R & GLENDA R &  JOHN DAVID FRANCIS JR 18633 S 4170 RD CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 04809 REED RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 27 / 22 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.36505117 -95.57927308 E 208.71' N 208.71' NE NE NE					<b>Building Permits</b> <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0001 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 43,564.00 x .88 = 38,335 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 38,335		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2 - Fair
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	1,184 / 1,184
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1947 / 79



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-1-20\IMG\_001' 1/20/2023

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	57,969	48.96	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	106.89	<b>Total Misc Impr</b>	+ 11,342				
<b>Roofing Adj</b>	+ 4.11	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 2.33	<b>Total RCN</b>	= 162,728				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 80%)</b>	- 130,182				
<b>Plumbing Adj</b>	+ 4.23	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 32,546				
<b>Adj Base Cost</b>	= 127.86	<b>Lot Value</b>	+ 38,335				
<b>Total Area</b>	x 1,184	<b>Indicated Value</b>	= 70,881				
<b>Adjusted Cost</b>	= 151,386	<b>Value Per SqFt</b>	59.87				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	32,546		
<b>Lot Value</b>	38,335		
<b>Indicated Value</b>	70,881	59.87	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	253		
<b>Total Value</b>	71,134	60.08	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	4,576.55		4,577
SHLT	STORM SHELTER	0		1	2015	0.00		
PRCH	SLAB PORCH - COVERED	57224	20x6		120	20.92		2,510
CPDT	CARPORT - DETACHED	57225	21x20		420	10.13		4,255



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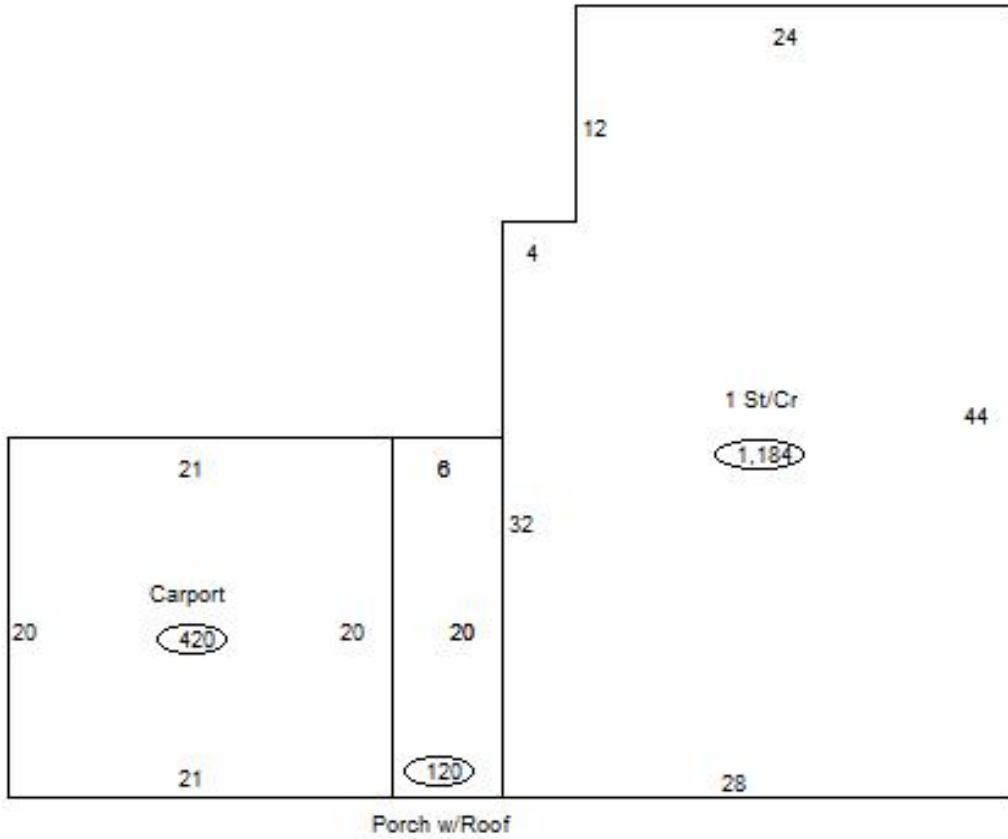
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,184	1.000	1,184
2	M	PRCH		13	SLBC	120	1.000	120
3	M	CPDT		13	Carport	420	1.000	420
<b>Total Building Area</b>						<b>1,740</b>		<b>1,740</b>



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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	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 120)		562		562	309	253