



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:58:34
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660023195 Parcel ID 22N16E-27-1-00000-000-0000 Cadastral ID 27-22-16-02000 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 339603 CHOATE, MAUDINE DONNA REVOCABLE TRUST 17540 S 4170 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17540 S 4170 RD Subdivision Lot/Block / Parcel Size 27.83 - Acres Sec/Twn/Rng 27 / 22 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.35594760 -95.58057320 PT SE NE, S & E HY 66 & PT NE SE, S & E HY LESS TR BEG: SW/C NE SE; N 333.5'; NE ALG HY 375'; S 55-15 E 368'; S 16 DEG W 434'; W 424 7'; TO POB LESS HY & N2 NW SE SE																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>HVS</td> <td>Veteran</td> <td>Yes</td> <td>999,999</td> <td>4,399</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	HVS	Veteran	Yes	999,999	4,399	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>R12</td> <td>R12-NEW 24X50 BARN(OLD ONE REM</td> <td>02/2011</td> <td>05/2011</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R12	R12-NEW 24X50 BARN(OLD ONE REM	02/2011	05/2011																																																																																													
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Date 04/16/2026
 Time 22:58:34
 Page 2

Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,392 / 1,392
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	252 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1964 / 62

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-20\IMG_002I 1/20/2023

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	

Cost Approach				Manual : 01/2025	
Base Cost	104.15	Total Misc Impr	+	2,516	
Roofing Adj	+ 4.41	Garage Cost	+	8,490	
Subfloor Adj	+ 1.15	Total RCN	=	171,852	
Heat/Cool Adj	+ 1.84	Depreciation (66%)	-	113,422	
Plumbing Adj	+ 4.00	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	58,430	
Adj Base Cost	= 115.55	Lot Value	+		
Total Area	x 1,392	Indicated Value	=	58,430	
Adjusted Cost	= 160,846	Value Per SqFt		41.98	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	58,430		
Lot Value			
Indicated Value	58,430	41.98	Per SqFt
Agland Value	4,613		
Site Improvements	7,339		
Total Value	128,812	92.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	57228	8x6		48	24.12		1,158
PATO	SLAB PORCH - OPEN	57229	16x8		128	10.61		1,358



Rogers

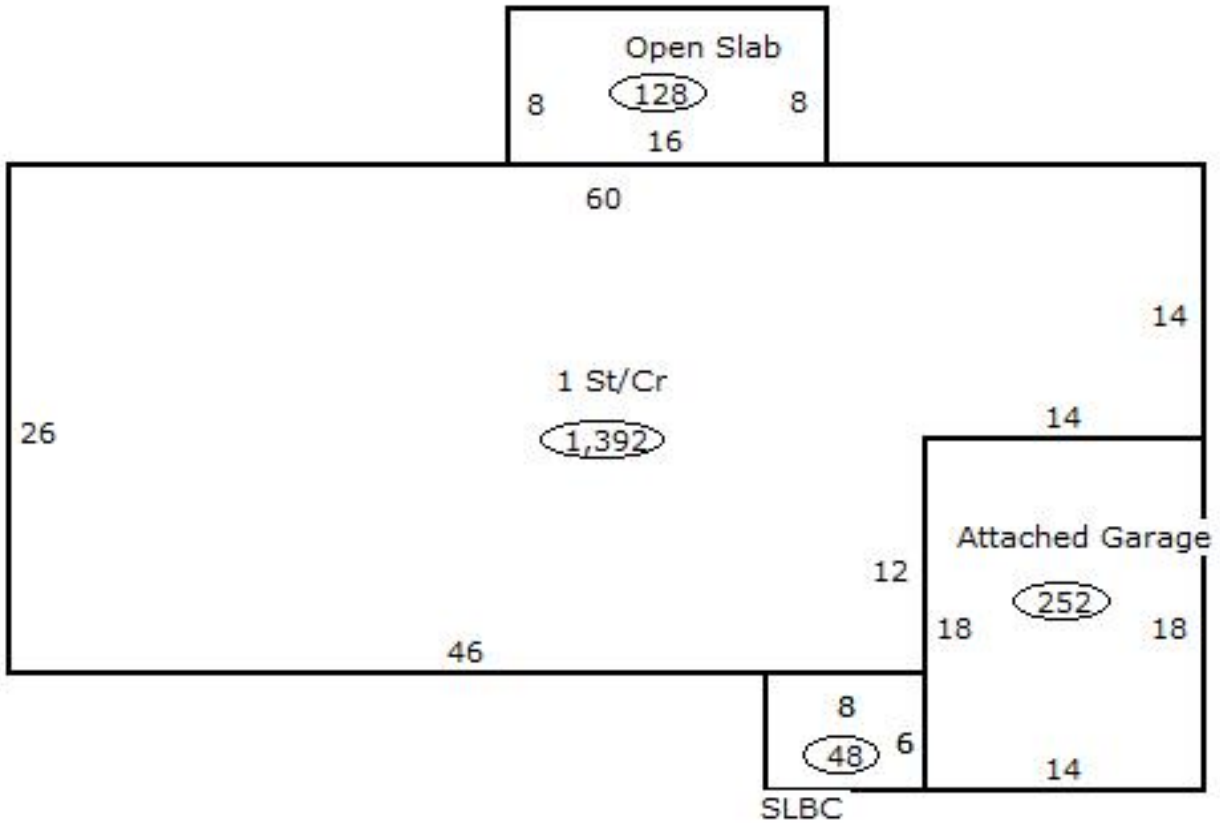
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Date 04/16/2026
 Time 22:58:34
 Page 3

Sketch Image

660023195



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,392	1.000	1,392
2	G	1		13	Attached Garage	252	1.000	252
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PATO		13	Open Slab	128	1.000	128
Total Building Area						1,392		1,392



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Date 04/16/2026
Time 22:58:34
Page 4

660023195

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (10.21 x 1,200)	12,252		12,252	5,513
				6,739



LF	LOAFING SHED	8x16x0			128
Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (4.26 x 128)	545		545	109
				436



LF	LOAFING SHED	8x12x0			96
Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
Base Cost (4.26 x 96)	409		409	245
				164



Rogers

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Page 5

Agland Inventory

660023195

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			7.284	122	122	892	892
DBC	DENNIS-BATES COMPLEX 2-5%	TMBR	60			1.032	108	108	111	111
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			2.734	168	168	459	459
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			15.437	192	192	2,964	2,964
PAA	PARSONS SILT LOAM 0-1% SL	TMBR	76			1.267	137	137	173	173
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76			.077	182	182	14	14
NTV PST Totals						27.830			4,613	4,613
Total Agland						27.830			4,613	4,613