



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:58:39
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Assessment Data					Primary Image																																																																																																																				
Account 660023198 Parcel ID 22N16E-27-4-00000-000-0000 Cadastral ID 27-22-16-02300 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 9 - SEQUOYAH/ NO FIRE Name ID 40294 SATHER, KENT A & LORI L 17640 S 4170 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 04213 REED RD Subdivision Lot/Block / Parcel Size .53 - Acres Sec/Twn/Rng 27 / 22 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.35431974 -95.57933970 N2 NE SE SE BEG; NE/C; S 100'; W 234'; N 100'; E 234'; TO POB					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.5372 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 23,402.00 x .88 = 20,594 Factor Value Adjustments 1.0000 Lot Value 20,594		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	662 / 1,766
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	662
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	418 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-20\IMG_002 1/20/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	148,093	83.86	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	70.18	Total Misc Impr	+ 4,798				
Roofing Adj	+ 1.82	Garage Cost	+ 10,249				
Subfloor Adj	+ 0.00	Total RCN	= 173,033				
Heat/Cool Adj	+ 10.30	Depreciation (48%)	- 83,056				
Plumbing Adj	+ 7.16	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 89,977				
Adj Base Cost	= 89.46	Lot Value	+ 20,594				
Total Area	x 1,766	Indicated Value	= 110,571				
Adjusted Cost	= 157,986	Value Per SqFt	62.61				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	89,977		
Lot Value	20,594		
Indicated Value	110,571	62.61	Per SqFt
Agland Value			
Site Improvements	140		
Total Value	110,711	62.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	57239	13x9		117	10.10		1,182
PATO	SLAB PORCH - OPEN	57240	34x8		272	8.33		2,266
PRCH	SLAB PORCH - COVERED	57241	8x8		64	21.09		1,350



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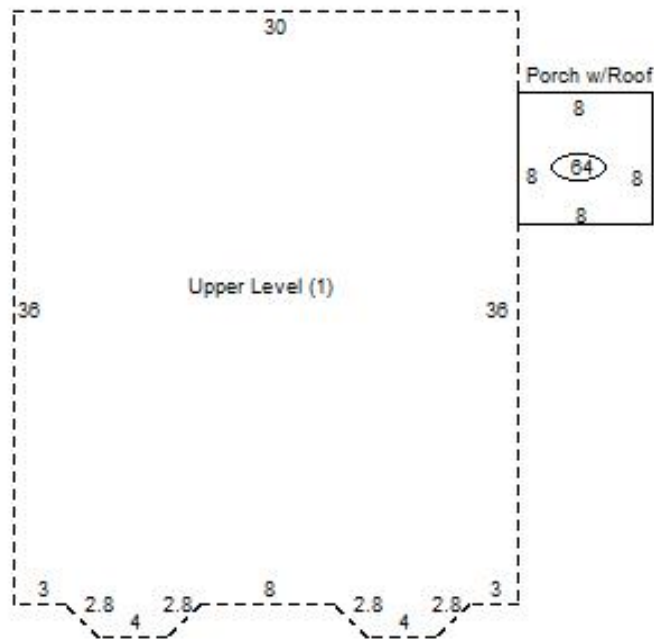
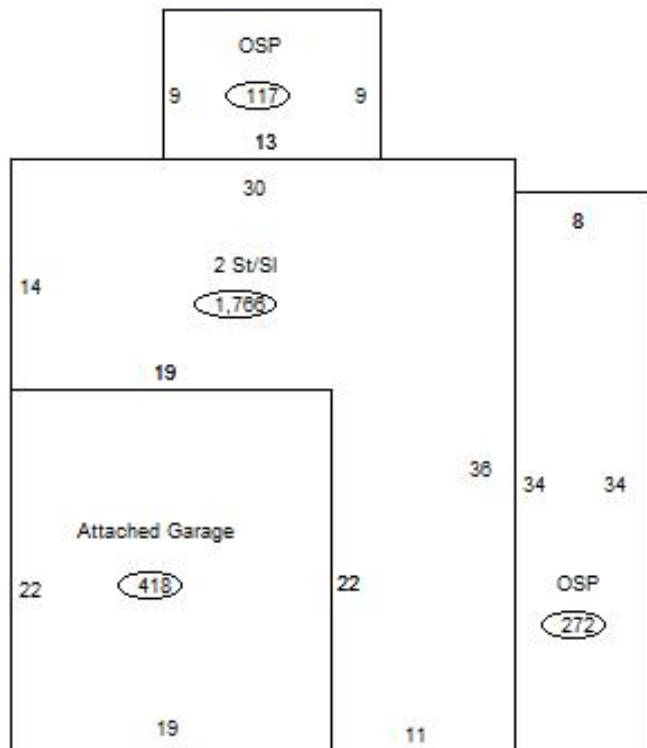
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	662	2.668	1,766
2	G	1		13	Attached Garage	418	1.000	418
3	M	PATO		13	Open Slab	117	1.000	117
4	M	PATO		13	Open Slab	272	1.000	272
5	M	PRCH		13	SLBC	64	1.000	64
6	U	^UL		13	Upper Level (1)	1,104	1.000	1,104
Total Building Area						662		1,766



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 2	Year	Eff Age 2026	
Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
Base Cost (4.68 x 120)		562		562	422	140