



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023239 <b>Parcel ID</b> 22N17E-27-3-00000-000-0000 <b>Cadastral ID</b> 27-22-17-02900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 94 - SEQUOYAH/TRI-DISTRICT FI <b>Name ID</b> 34084 GAYMAN, MARION &  JONNIE TRUST 17601 S 4220 RD UNIT B CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 17601 4220 RD UNIT B <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 19 - Acres <b>Sec/Twn/Rng</b> 27 / 22 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.35716091 -95.48691096 N2 NW SW LESS TR COMM NW/C OF NW SW; TH S 261.40' TO POB; TH E 208.71'; TH S 208.71'; TH W 208.71'; TH N 208.71' TO POB					<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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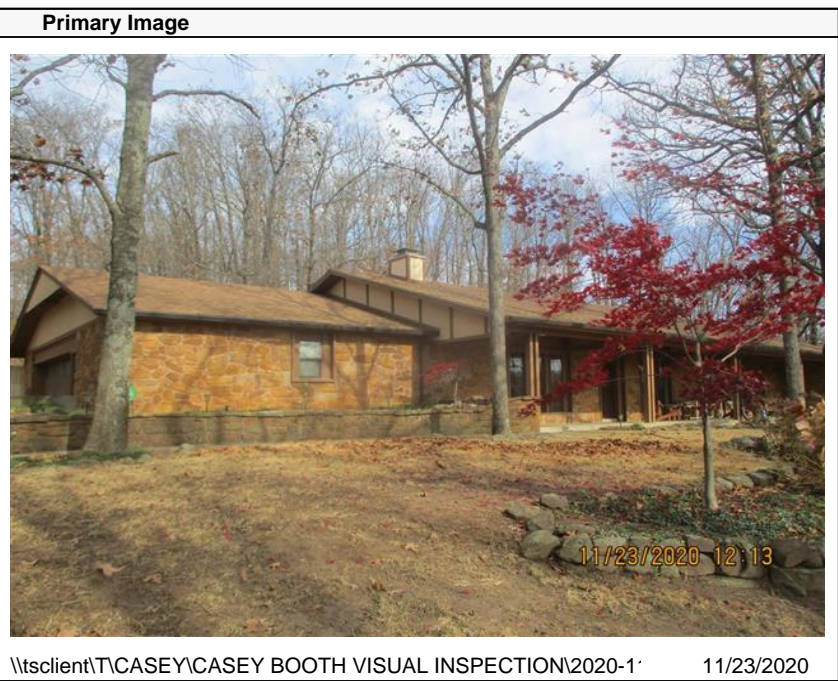
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<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/23/2020

<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,240 / 2,240
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	910 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 27

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

### Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	108.03	Total Misc Impr	+ 24,056
Roofing Adj	+ 4.92	Garage Cost	+ 42,442
Subfloor Adj	+ 0.00	Total RCN	= 358,975
Heat/Cool Adj	+ 14.47	Depreciation ( 34%)	- 122,052
Plumbing Adj	+ 3.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 236,923
Adj Base Cost	= 130.57	Lot Value	+ 236,923
Total Area	x 2,240	Indicated Value	= 236,923
Adjusted Cost	= 292,477	Value Per SqFt	105.77

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	236,923		
Lot Value			
Indicated Value	236,923	105.77	Per SqFt
Agland Value	1,197		
Site Improvements	13,139		
Total Value	251,259	112.17	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	57356	64x10		640	27.54		17,626



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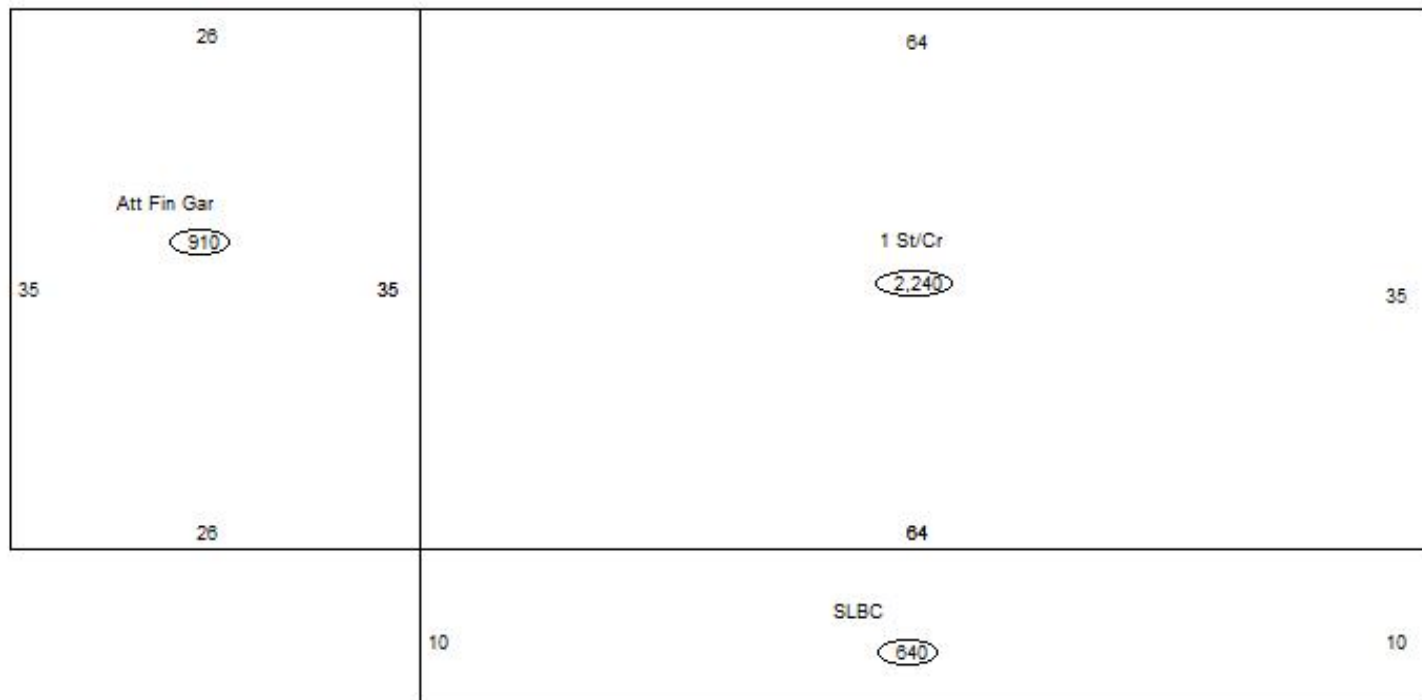
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### Sketch Image

660023239



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,240	1.000	2,240
2	G	5		13	Att Fin Gar	910	1.000	910
3	M	PRCH		13	SLBC	640	1.000	640
<b>Total Building Area</b>						2,240		2,240



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATC	Patio - Covered	16x12x8	Concrete	Composition Shingle	192
	<b>Qual</b> 4	<b>Cond</b> 3	<b>Year</b> 2020	<b>Eff Age</b> 5		

	<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (27% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (22.15 x 192)	4,253		4,253	1,148
					3,105



	BNGP	BARN	30x30x8	Dirt	Formed Metal	900
	<b>Qual</b> 3	<b>Cond</b> 3	<b>Year</b> 2000	<b>Eff Age</b> 20		

	<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (21.86 x 900)	19,674		19,674	9,640
					10,034



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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
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			19.000	63	63	1,197	1,197
<b>TMBR Totals</b>						19.000			1,197	1,197
<b>Total Agland</b>						19.000			1,197	1,197