



# 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> 660023242 <b>Parcel ID</b> 22N17E-27-1-00000-000-0000 <b>Cadastral ID</b> 27-22-17-03300 <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> 303222 MEEKS, ROGER L &  DESIREE G 17522 S 4230 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 17522 S 4230 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20.33 - Acres <b>Sec/Twn/Rng</b> 27 / 22 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S006 - SEQUOYAH SCHOOLS					<p style="text-align: right; color: orange;">11/23/2020 10:45</p> <p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/23/2020</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.36075858 -95.47575868 NE SW NE & NW SE NE & S 22' NE SE NE																																																																																																																									
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### Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)

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

### Primary Image



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

### Residential Data

Type 1 Single Family Residence  
Condition 3.5 - Average  
Quality 3 - Average  
Architecture TRAD TRADITIONAL  
Style 100% One Story  
Exterior Wall 100% Frame, Siding, Wood  
Base/Total Area 2,159 / 2,159  
Style 100% One Story  
HVAC 100% Warmed & Cooled Air  
Roof Cover 1 Composition Shingle  
Area on Slab 2,159  
Fixture/RghIn 11 /  
Bed/F/H Bath 3 / 2.0 /  
Basement Area  
Garage Type 600 Attached Garage - Finished  
Remodel  
Year/Eff Age 2011 / 10

### GRM Approach

GRM Code  
Gross Rent 0.00  
Indicated Value

### Multiple Regression

MRA Code  
Adusted R  
Indicated Value

### Direct Comparables

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

### Value Reconciliation

Selected Approach Cost Approach  
Improvements 269,545  
Lot Value  
Indicated Value 269,545 124.85 Per SqFt  
Aglard Value 913  
Site Improvements 68,633  
Total Value 339,091 157.06 Total Value Per SqFt

### Cost Approach

Manual : 01/2025

Base Cost	97.41	Total Misc Impr	+	18,174
Roofing Adj	+ 4.61	Garage Cost	+	22,974
Subfloor Adj	+ -2.19	Total RCN	=	299,494
Heat/Cool Adj	+ 12.64	Depreciation ( 10%)	-	29,949
Plumbing Adj	+ 7.19	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	269,545
Adj Base Cost	= 119.66	Lot Value	+	
Total Area	x 2,159	Indicated Value	=	269,545
Adjusted Cost	= 258,346	Value Per SqFt		124.85

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	57362	20x14		280	26.05		7,294
PRCH	SLAB PORCH - COVERED	57363	366		366	25.78		9,435
PRCH	SLAB PORCH - COVERED	57364	9x6		54	26.76		1,445



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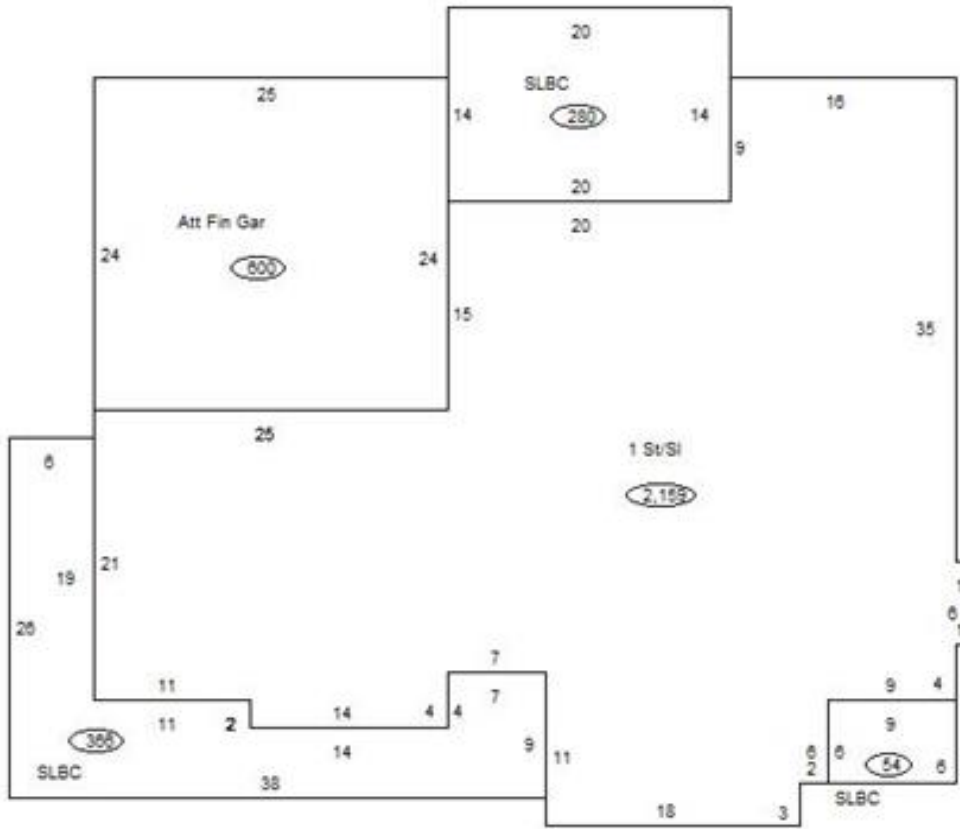
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### Sketch Image

660023242



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,159	1.000	2,159
2	G	5		13	Att Fin Gar	600	1.000	600
3	M	PRCH		13	SLBC	280	1.000	280
4	M	PRCH		13	SLBC	366	1.000	366
5	M	PRCH		13	SLBC	54	1.000	54
<b>Total Building Area</b>						2,159		2,159



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LOAF	LOAFING SHED	12x18x8	Dirt	Formed Metal	216
	Qual	3	Cond 3	Year 2011	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.82 x 216)		1,473	1,473	648	825
	LOAF	LOAFING SHED	12x18x8	Dirt	Formed Metal	216
	Qual	3	Cond 3	Year 2011	Eff Age 11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (44% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (6.82 x 216)		1,473	1,473	648	825
	UTIL	SHOP BUILDING	80x30x12	Concrete	Formed Metal	2,400
	Qual	4	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.86 x 2,400)		71,664	71,664	35,115	36,549
	UTIL	SHOP BUILDING	40x56x8	Concrete	Formed Metal	2,240
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (26.64 x 2,240)		59,674	59,674	29,240	30,434



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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
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	11.330	36	36	408	408
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47		0	2.000	85	85	169	169
<b>TMBR Totals</b>						13.330			577	577
HC	HECTOR STONY SANDY LOAM	NTV PST	20		0	7.000	48	48	336	336
<b>NTV PST Totals</b>						7.000			336	336
<b>Total Agland</b>						20.330			913	913