



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660023392 Parcel ID 23N17E-27-2-00000-000-0000 Cadastral ID 27-23-17-01300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 284453 CULLEN, RONALD W & MARSHA L 11301 S 4220 RD CLAREMORE OK 74017-0000 Parcel Location Situs 11301 S 4220 RD Subdivision Lot/Block / Parcel Size 38.79 - Acres Sec/Twn/Rng 27 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S003 - CHELSEA SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.44678023 -95.48726315 SW NW LESS ELY 20' & LESS NLY 20'																																																																																																																									
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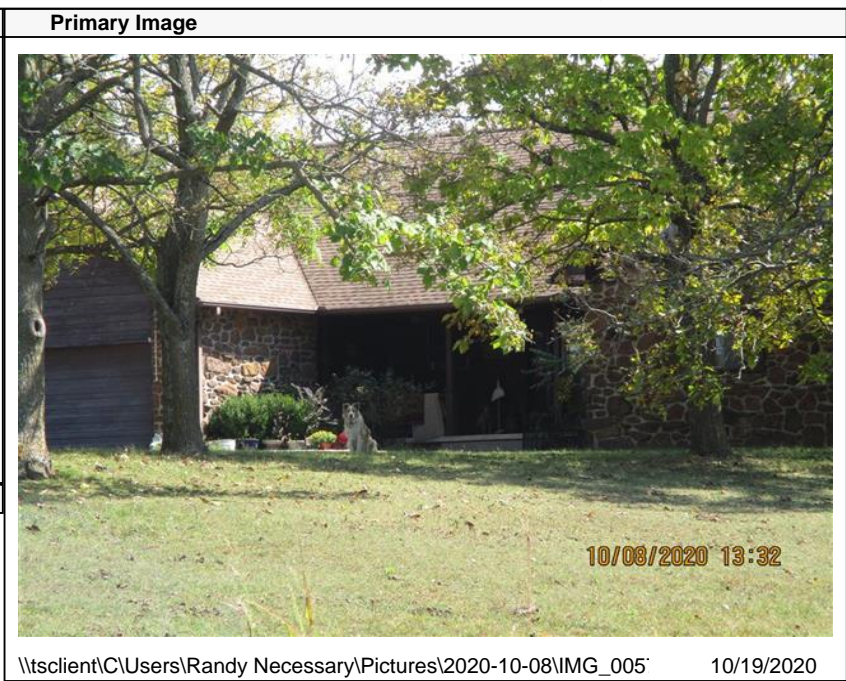
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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,701 / 1,701
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	144 Total
Garage Type	420 Attached Garage - Finished
Remodel	
Year/Eff Age	1992 / 26

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	

Cost Approach Manual : 01/2025

Base Cost	112.92	Total Misc Impr	+	15,902
Roofing Adj	+ 4.75	Garage Cost	+	17,606
Subfloor Adj	+ 0.00	Total RCN	=	276,581
Heat/Cool Adj	+ 12.64	Depreciation (32%)	-	88,506
Plumbing Adj	+ 9.12	Lump Sums	+	0
Basement Adj	+ 3.47	RCNLD	=	188,075
Adj Base Cost	= 142.90	Lot Value	+	
Total Area	x 1,701	Indicated Value	=	188,075
Adjusted Cost	= 243,073	Value Per SqFt		110.57

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	188,075		
Lot Value		110.57	Per SqFt
Indicated Value	188,075		
Agland Value	4,841		
Site Improvements	13,172		
Total Value	206,088	121.16	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	57694	25x7		175	26.38		4,617
PRCH	SLAB PORCH - COVERED	57695	18x12		216	26.25		5,670



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			1,240	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (10.15 x 1,240)		12,586		12,586	5,034	7,552
	LT	LEAN-TO	0x0x0			868	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 868)		2,535		2,535	1,014	1,521
	LF	LOAFING SHED	0x0x0			330	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 330)		1,406		1,406	562	844
	BARN	BARN	20x40x0			800	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (10.26 x 800)		8,208		8,208	5,335	2,873
	LF	LOAFING SHED	14x16x0			224	
	Qual	2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD	
	Base Cost (4.26 x 224)		954		954	572	382



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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
BC	BATES-COLLINSVILLE COMPLE	TMBR	51	0		3.000	92	92	275	275
BC	BATES-COLLINSVILLE COMPLE	TMBR	51	0		2.790	92	92	256	256
TMBR Totals						5.790			531	531
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51	0		20.000	122	122	2,448	2,448
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60	0		5.000	144	144	720	720
NTV PST Totals						25.000			3,168	3,168
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51	0		8.000	143	143	1,142	1,142
IMP PST Totals						8.000			1,142	1,142
Total Agland						38.790			4,841	4,841