



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 660023809 Parcel ID 22N16E-28-2-00000-000-0000 Cadastral ID 28-22-16-00700 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 296223 TURNER, BEVERLY I FAMILY TRUST 12090 VEST DR CLAREMORE OK 74017-0000 Parcel Location Situs 17491 S 4150 RD Subdivision Lot/Block / Parcel Size 45.28 - Acres Sec/Twn/Rng 28 / 22 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.35679577 -95.60905411																																																																																																																									
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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-1-23\IMG_001 1/23/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,720 / 1,720
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	405 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46



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	103.97	Total Misc Impr	+ 20,937				
Roofing Adj	+ 4.40	Garage Cost	+ 11,802				
Subfloor Adj	+ 1.15	Total RCN	= 229,851				
Heat/Cool Adj	+ 1.84	Depreciation (53%)	- 121,821				
Plumbing Adj	+ 3.24	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 108,030				
Adj Base Cost	= 114.60	Lot Value	+ 108,030				
Total Area	x 1,720	Indicated Value	= 108,030				
Adjusted Cost	= 197,112	Value Per SqFt	62.81				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,030		
Lot Value			
Indicated Value	108,030	62.81	Per SqFt
Agland Value	6,578		
Site Improvements	472		
Total Value	223,110	129.72	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	58456		172	172	23.67		4,071
PRCH	SLAB PORCH - COVERED	58457	43x12		516	22.81		11,770



Rogers

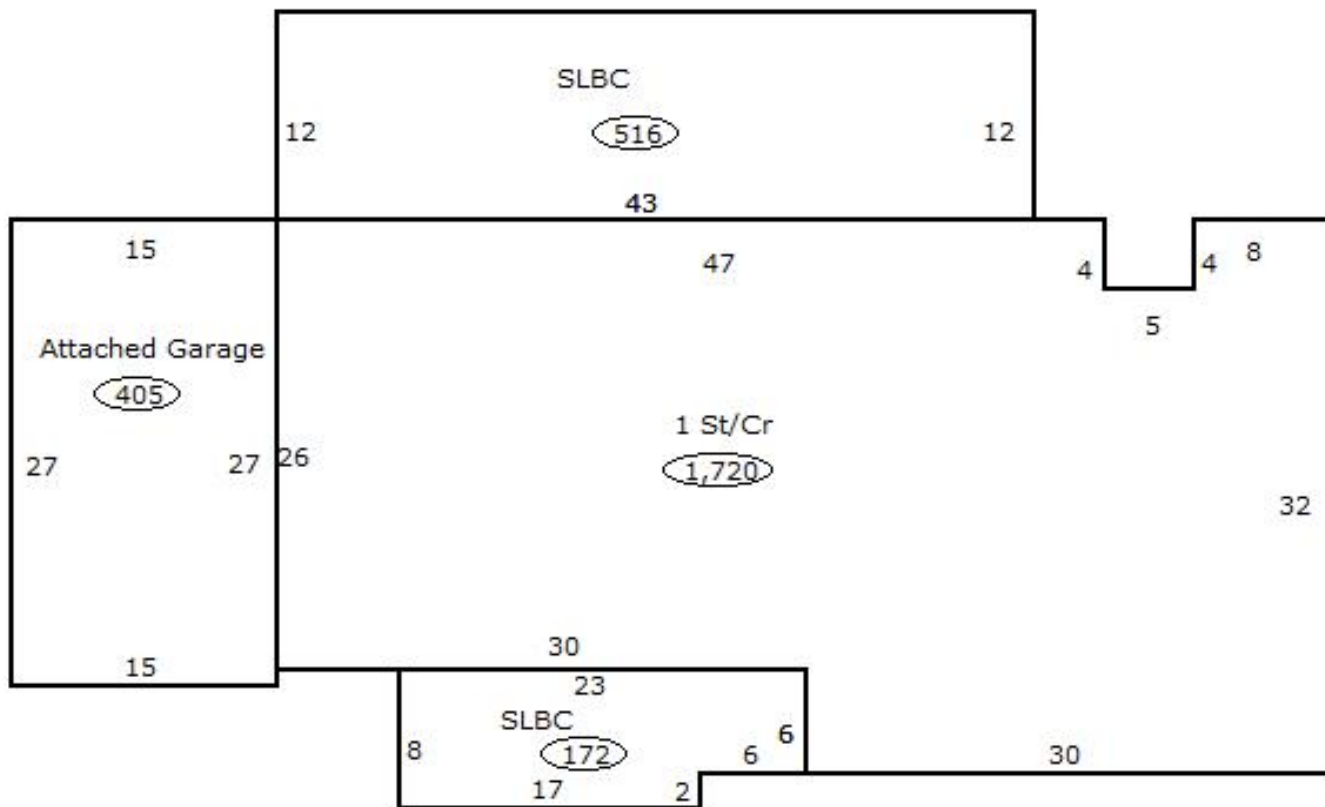
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,720	1.000	1,720
2	G	1		13	Attached Garage	405	1.000	405
3	M	PRCH		13	SLBC	172	1.000	172
4	M	PRCH		13	SLBC	516	1.000	516
Total Building Area						1,720		1,720



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x14x0			168
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
Base Cost (4.68 x 168)		786		786	314	472



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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	NTV PST	51			3.722	122	122	456	456
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			.742	108	108	80	80
CO	COLLINSVILLE STONY LOAM	NTV PST	22			1.282	53	53	68	68
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			5.350	168	168	899	899
DNC	DENNIS SILT LOAM 3-5% SLO	NTV PST	69			22.862	166	166	3,786	3,786
SUC2	SUMMIT SILTY CLAY LOAM 1-	NTV PST	60			5.568	144	144	802	802
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			5.755	85	85	487	487
TMBR Totals						45.280			6,578	6,578
Total Agland						45.280			6,578	6,578