



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 660024378 Parcel ID 23N17E-28-4-00000-000-0000 Cadastral ID 28-23-17-02000 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 266787 MABERRY, JAMES E & TERESA L 11930 S 4220 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 11930 S 4220 RD Subdivision Lot/Block / Parcel Size 4.5 - Acres Sec/Twn/Rng 28 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.43823854 -95.49069191 S2 SE SE SE OF SEC, EXCEPT A PT OF SD TR BEG: AT SE/C THEREOF; DUE N 104.35'; DUE W AT RT ANG 208.7', DUE S AT RT ANG 104.35'; DUE E AT RT ANG 208.7' 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 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	4.4397	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	193,395.00 x .36 = 70,129	
Factor Value		
Adjustments	1.0000	
Lot Value	70,129	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,596 / 1,596
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57



\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-15\IMG_001: 10/20/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	101,804	63.79	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	83.15	Total Misc Impr	+	3,972			
Roofing Adj	+ 4.40	Garage Cost	+				
Subfloor Adj	+ 2.19	Total RCN	=	160,188			
Heat/Cool Adj	+ 5.00	Depreciation (65%)	-	104,122			
Plumbing Adj	+ 3.14	Lump Sums	+	15,229			
Basement Adj	+ 0.00	RCNLD	=	71,295			
Adj Base Cost	= 97.88	Lot Value	+	70,129			
Total Area	x 1,596	Indicated Value	=	141,424			
Adjusted Cost	= 156,216	Value Per SqFt		88.61			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	71,295		
Lot Value	70,129		
Indicated Value	141,424	88.61	Per SqFt
Agland Value			
Site Improvements	21,673		
Total Value	163,097	102.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59681	32x6		192	20.69		3,972
WODC	WOOD DECK - COVERED	147792	22x16		352	26.49		9,324
WODC	WOOD DECK - COVERED	147793	26x6		156	37.85		5,905



Rogers

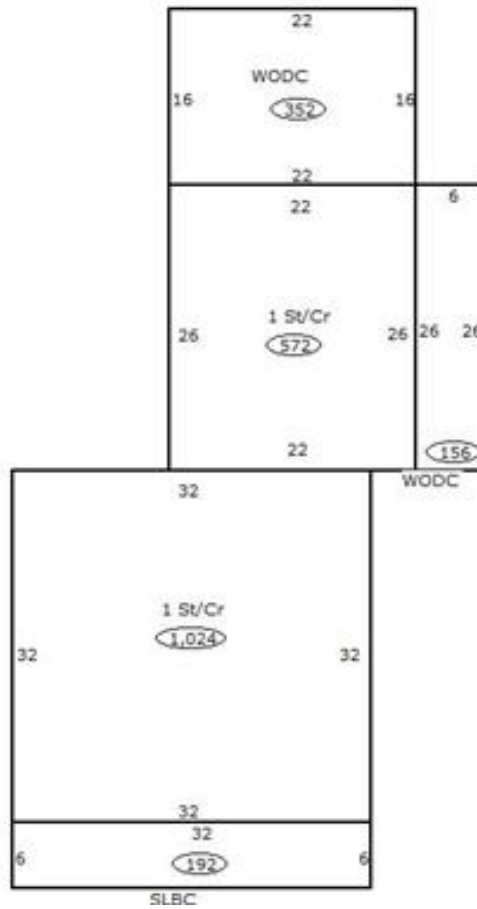
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Sketch Image

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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	1,024	1.000	1,024
2	M	PRCH		13	SLBC	192	1.000	192
3	R	1	Crawl	13	1 St/Cr	572	1.000	572
4	M	WODC		13	WODC	352	1.000	352
5	M	WODC		13	WODC	156	1.000	156
Total Building Area						1,596		1,596



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Outbuildings/Site Improvements

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Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x32x8	Dirt	Formed Metal	768
	Qual	2	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ 0% Func)	RCNLD
	Base Cost (25.87 x 768)		19,868		19,868	7,947
	SHDS	Shed - Small	8x10x8	Plank	Formed Metal	80
	Qual	2	Cond 2	Year 2010	Eff Age 16	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ 0% Func)	RCNLD
	Base Cost (24.71 x 80)		1,977		1,977	791
	SHDS	Shed - Small	8x10x6	Plank	Galvanized Metal	80
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ 100% Func)	RCNLD
	Base Cost (28.74 x 80)		2,299		2,299	2,299
	LNT0	Lean To - Attached	12x32x8	Dirt	Formed Metal	384
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (9.85 x 384)		3,782		3,782	2,610
	LNT0	Lean To - Attached	24x32x8	Dirt	Formed Metal	768
	Qual	2	Cond 2	Year 2000	Eff Age 26	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (7.15 x 768)		5,491		5,491	4,393
	BNGP	Barn - General Purpose	30x30x8	Dirt	Galvanized Metal	900
	Qual	2	Cond 1	Year 1980	Eff Age 64	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ 0% Func)	RCNLD
	Base Cost (19.01 x 900)		17,109		17,109	12,832
	LT	LEAN-TO	12x32x0			384
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 384)		1,121		1,121	448



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	Qual	2	Cond 2	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 768)	2,243		2,243	897
						1,346