



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 08:42:35  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660024388 <b>Parcel ID</b> 23N17E-28-3-00000-000-0000 <b>Cadastral ID</b> 28-23-17-02900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 323543 LARRABEE-GOULD, TONYA R  721 W RAMM RD LOT 81 CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 18102 E 395 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 28 / 23 / 17 / 3 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.44230747 -95.50421650																																																																																																																									
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Lot Data		Square-Foot - NBHD 4070 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	2.56							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	111,513.00 x .45 = 49,658							
Factor Value				\\tsclient\C\Users\Randy Necessary\Pictures\2020-10-15\IMG_007; 10/22/2020				
Adjustments	1.0000			<b>GRM Approach</b>				
Lot Value	49,658			GRM Code				
<b>Residential Data</b>				Gross Rent 0.00				
Type	1 Single Family Residence			Indicated Value				
Condition	3 - Average			<b>Multiple Regression</b>				
Quality	3.5 - Average			MRA Code 1 Test				
Architecture	TRAD TRADITIONAL			Adusted R 0.8445				
Style	100% 1 1/2 Story Finished			Indicated Value 253,227 109.53 Per SqFt				
Exterior Wall	100% Frame, Siding, Wood			<b>Direct Comparables</b>				
Base/Total Area	1,976 / 2,312			Selection Model 1 Res				
Style	100% 1 1/2 Story Finished			Adjustment Model A2 AO Test				
HVAC	100% Warmed & Cooled Air			Comparables				
Roof Cover	1 Composition Shingle			Indicated Value				
Area on Slab	1,976			<b>Value Reconciliation</b>				
Fixture/RghIn	11 /			Selected Approach Cost Approach				
Bed/F/H Bath	3 / 2.0 /			Improvements 180,419				
Basement Area				Lot Value 49,658				
Garage Type				Indicated Value 230,077 99.51 Per SqFt				
Remodel				Agland Value				
Year/Eff Age	1987 / 29			Site Improvements 21,012				
<b>Cost Approach</b>				Total Value 251,089 108.60 Total Value Per SqFt				
<b>Manual : 01/2025</b>								
Base Cost	94.97	Total Misc Impr	+ 7,215					
Roofing Adj	+ 4.61	Garage Cost	+ 0					
Subfloor Adj	+ -2.92	Total RCN	= 281,904					
Heat/Cool Adj	+ 14.47	Depreciation ( 36%)	- 101,485					
Plumbing Adj	+ 7.68	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 180,419					
Adj Base Cost	= 118.81	Lot Value	+ 49,658					
Total Area	x 2,312	Indicated Value	= 230,077					
Adjusted Cost	= 274,689	Value Per SqFt	99.51					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	59696	252		252	28.63		7,215



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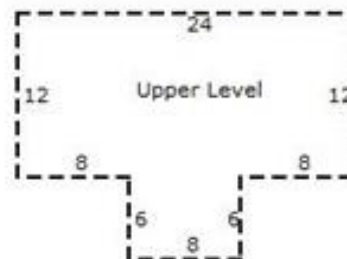
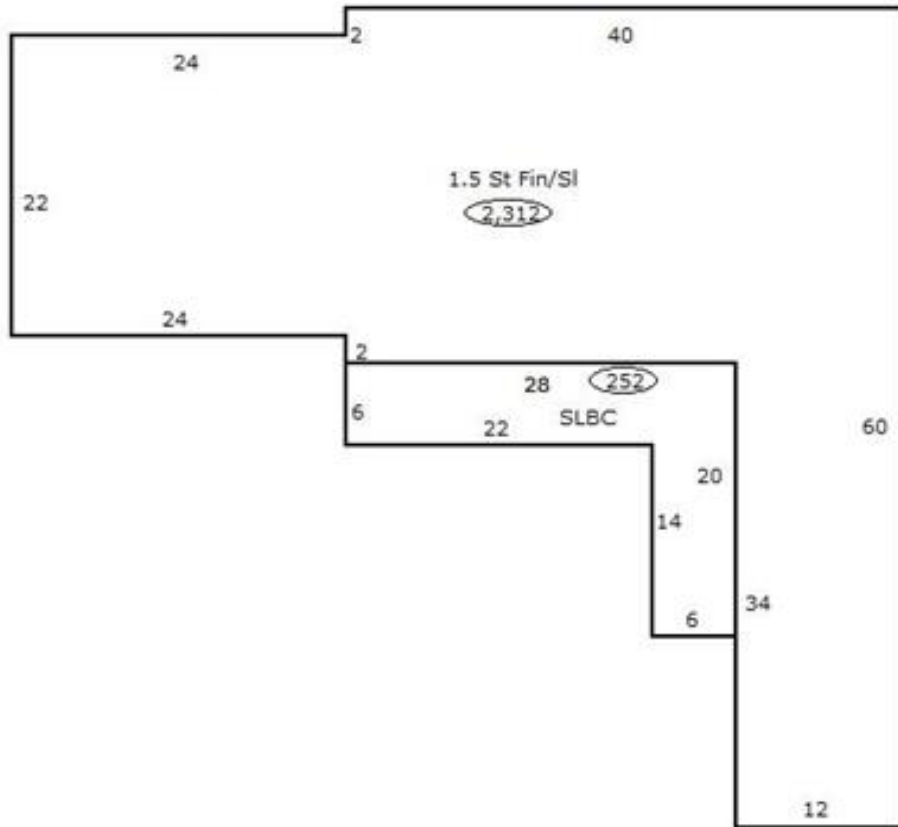
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### Sketch Image

660024388



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,976	1.170	2,312
2	M	PRCH		13	SLBC	252	1.000	252
3	U	^UL		13	Upper Level	336	1.000	336
<b>Total Building Area</b>						1,976		2,312



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	20x30x8	Concrete	Formed Metal	600
	Qual	2	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (30.60 x 600)	18,360		18,360	11,016	7,344
	BNGP	Barn - General Purpose	24x30x8	Dirt	Formed Metal	720
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ 0% Func)</b>	<b>RCNLD</b>
	Base Cost (21.86 x 720)	15,739		15,739	6,296	9,443
	LNT0	Lean To - Attached	15x30x8	Dirt	Formed Metal	450
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.72 x 450)	4,374		4,374	3,018	1,356
	LOAF	Loafing Shed	40x10x8	Dirt	Formed Metal	400
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (59% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.12 x 400)	2,848		2,848	1,680	1,168
	LT	LEAN-TO	0x0x0			392
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 392)	1,145		1,145	458	687
	LF	LOAFING SHED	0x0x0			280
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x 280)	1,193		1,193	179	1,014