




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 660025005 Parcel ID 22N17E-29-4-00000-000-0000 Cadastral ID 29-22-17-00500 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 259014 SUMMERS, FLOYD H & DEBORAH A TRUSTEES 17990 S 4210 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17990 S 4210 RD Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 29 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-2-7\IMG_0001. 2/9/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.35364741 -95.51387269																																																																																																																									
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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	



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4.5 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Rustic Log
Base/Total Area	2,277 / 3,177
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	520 Carport - Gable Roof
Remodel	
Year/Eff Age	2001 / 17

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	106.54	Total Misc Impr	+	69,105
Roofing Adj	+ 5.29	Garage Cost	+	9,672
Subfloor Adj	+ 0.00	Total RCN	=	510,595
Heat/Cool Adj	+ 17.38	Depreciation (19%)	-	97,013
Plumbing Adj	+ 6.71	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	413,582
Adj Base Cost	= 135.92	Lot Value	+	
Total Area	x 3,177	Indicated Value	=	413,582
Adjusted Cost	= 431,818	Value Per SqFt		130.18

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	413,582		
Lot Value			
Indicated Value	413,582	130.18	Per SqFt
Agland Value	2,570		
Site Improvements	202,592		
Total Value	618,744	194.76	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	61499		734	734	33.74		24,765
PRCH	SLAB PORCH - COVERED	61500		859	859	33.34		28,639
PATC	Patio - Covered	165047		20x20	400	19.95		7,980



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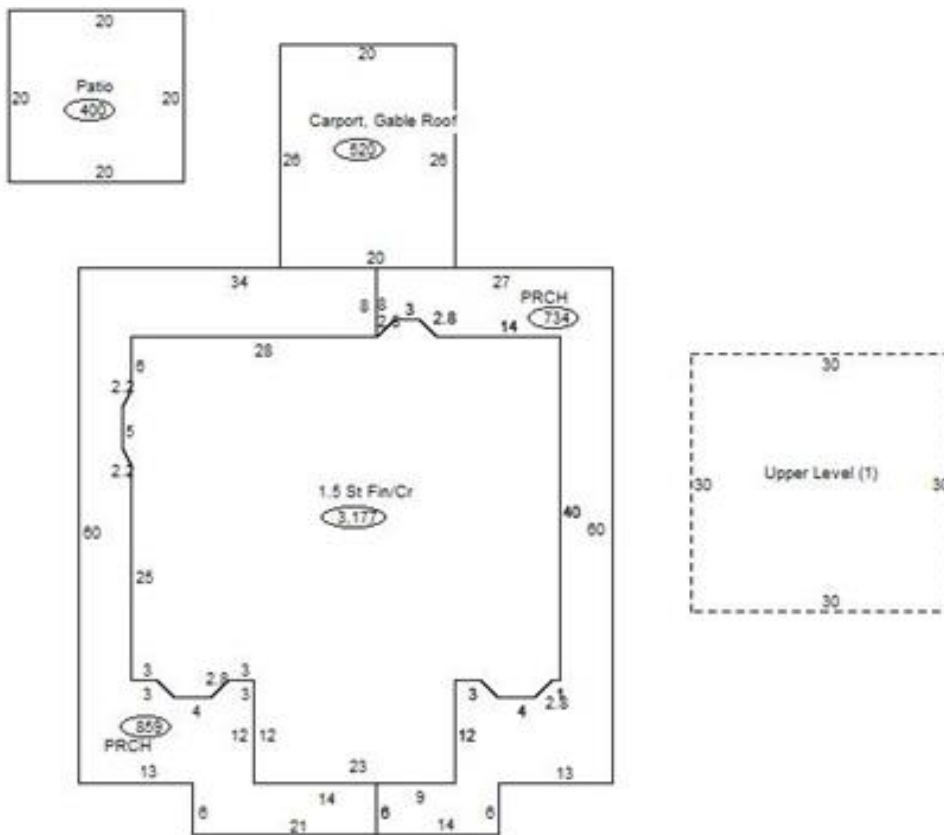
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Sketch Image

660025005



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	20	1.5 St Fin/Cr	2,277	1.395	3,177
2	M	PRCH		20	PRCH	734	1.000	734
3	M	PRCH		20	PRCH	859	1.000	859
4	G	3	Slab	20	Carport, Gable Roof	520	1.000	520
5	U	^UL		20	Upper Level (1)	900	1.000	900
6	M	PATC		20	Patio	400	1.000	400
Total Building Area						2,277		3,177



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Outbuildings/Site Improvements

660025005

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	60x30x10	Dirt	Formed Metal	1,800
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (17.35 x 1,800)		31,230		31,230	4,685
	LNT0	LEAN-TO	30x40x10	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (11.54 x 1,200)		13,848		13,848	5,955
	LNT0	LEAN-TO	30x40x10	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
	Base Cost (11.54 x 1,200)		13,848		13,848	5,955
	UTIL	SHOP BUILDING	30x40x12	Concrete	Formed Metal	1,200
	Qual	4	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (36.20 x 1,200)		43,440		43,440	6,516
	SHDS	Shed - Small	38x16x8	Plank	Formed Metal	608
	Qual	4	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (21.54 x 608)		13,096		13,096	4,846
	BNGP	BARN	40x60x12	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (24.36 x 2,400)		58,464		58,464	8,770
	LOAF	LOAFING SHED	12x16x8	Dirt	Formed Metal	192
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 192)		1,309		1,309	484



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	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 192)	1,309		1,309	484	825
	LOAF	LOAFING SHED	10x12x8	Dirt	Formed Metal	120
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 120)	818		818	303	515
	LOAF	LOAFING SHED	12x16x8	Dirt	Formed Metal	192
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (37% Phys/ % Func)	RCNLD
	Base Cost (6.82 x 192)	1,309		1,309	484	825
	EQSH	Equipment Shed	30x30x18	Dirt	Formed Metal	900
	Qual	4	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (25.12 x 900)	22,608		22,608	3,391	19,217
	SPLG	Swimming Pool - In Ground	42x24x0	Concrete		1,008
	Qual	6	Cond 4	Year 2013	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (44% Phys/ % Func)	RCNLD
	Base Cost (64.92 x 1,008)	65,439		65,439	28,793	36,646
	LNT0	LEAN-TO	14x60x8	Dirt	Formed Metal	840
	Qual	3	Cond 3	Year 2013	Eff Age 10	
	Valuation Summary		Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
	Base Cost (7.56 x 840)	6,350		6,350	2,985	3,365
	LNT0	LEAN-TO	14x60x8	Dirt	Formed Metal	840
	Qual	3	Cond 3	Year 2012	Eff Age 11	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (7.56 x 840)	6,350		6,350	3,175	3,175



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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
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60		0	2.000	168	168	336	336
HLC	HECTOR-LINKER FINE SANDY	IMP PST	35		0	12.000	98	98	1,176	1,176
LKB	LINKER FINE SANDY LOAM 1-	IMP PST	63		0	6.000	176	176	1,058	1,058
IMP PST Totals						20.000			2,570	2,570
Total Agland						20.000			2,570	2,570