



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	660025036				<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 12/1/2020</p>																								
Parcel ID	22N17E-29-4-00000-000-0000																												
Cadastral ID	29-22-17-03410																												
Property Type	REAL - Real Property																												
Property Class	RR	VI Area 2																											
Tax Area	94 - SEQUOYAH/TRI-DISTRICT FI																												
Name ID	280628																												
FILES, GLADYS S &																													
GARRY B																													
17931 S 4210 RD																													
CLAREMORE OK 74017-0000																													
Parcel Location																													
Situs	17931 S 4210 RD																												
Subdivision																													
Lot/Block	/	Parcel Size	2.23 - Acres																										
Sec/Twn/Rng	29 / 22 / 17 / 4																												
Neighborhood	4070 - FOYIL SEQUOYAH AREA																												
School District	S006 - SEQUOYAH SCHOOLS																												
Legal Description																													
NW NE SE SE LESS W 35' THEREOF Lat/Long: 36.35409056 -95.50872926																													
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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																				
Number	Description	Opened	Closed	Amount																									
Exemptions																													
Code	Type	Active	Maximum	Exemption																									
H	Homestead	Yes	1,000	1,000																									
Sale History																													
Bk/Pg	Grantor	Date	Price	Code																									
1401/612	PRUDENTIAL RESIDENTIAL	08/23/2002	136,000	3																									
1401/609	KERNS, JEFFREY D & CYNTHIA~J	08/22/2002	0	8																									
1212/358	LOVIN, SAMUEL SCOTT &	01/27/2000	107,000	No																									
987/58	SELF, MICHAEL L	04/17/1995	87,000	Yes																									
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax																					
Remove Cap	2003	Land Value	45,251	36,893	11%	4,058	Assessed	17,001 1,671.54																					
Year Frozen	2023	Improvements	144,314	117,660		12,943	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -89.00																					
TIF Project ID	0	Total Value	189,565	154,553		17,001	Total Taxable	16,001 1,583.00																					
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-660025036	FILES, GLADYS S &	94	258,231	1000	16,002	1,583.00																						
2024	2024-660025036	FILES, GLADYS S &	94	176,534	1000	16,001	1,691.00																						
2023	2023-660025036	FILES, GLADYS S &	94	154,553	1000	16,001	1,725.00																						
2022	2022-660025036	FILES, GLADYS S &	94	151,037	1000	15,615	1,699.00																						
2021	2021-660025036	FILES, GLADYS S &	94	153,853	0	16,362	1,705.00																						
2020	2020-660025036	FILES, GLADYS S &	94	146,480	0	15,583	1,622.00																						
2019	2019-660025036	FILES, GLADYS S &	94	134,921	0	14,841	1,522.00																						
2018	2018-660025036	FILES, GLADYS S &	94	139,985	0	15,398	1,596.00																						
2017	2017-660025036	FILES, GLADYS S &	94	138,804	0	15,268	1,561.00																						
2016	2016-660025036	FILES, GLADYS S &	94	135,605	0	14,916	1,519.00																						
2015	2015-660025036	FILES, GLADYS S &	94	133,962	0	14,735	1,533.00																						
2014	2014-660025036	FILES, GLADYS S &	94	132,016	0	14,061	1,438.00																						
2013	2013-660025036	FILES, GLADYS S &	94	125,114	0	13,391	1,349.00																						



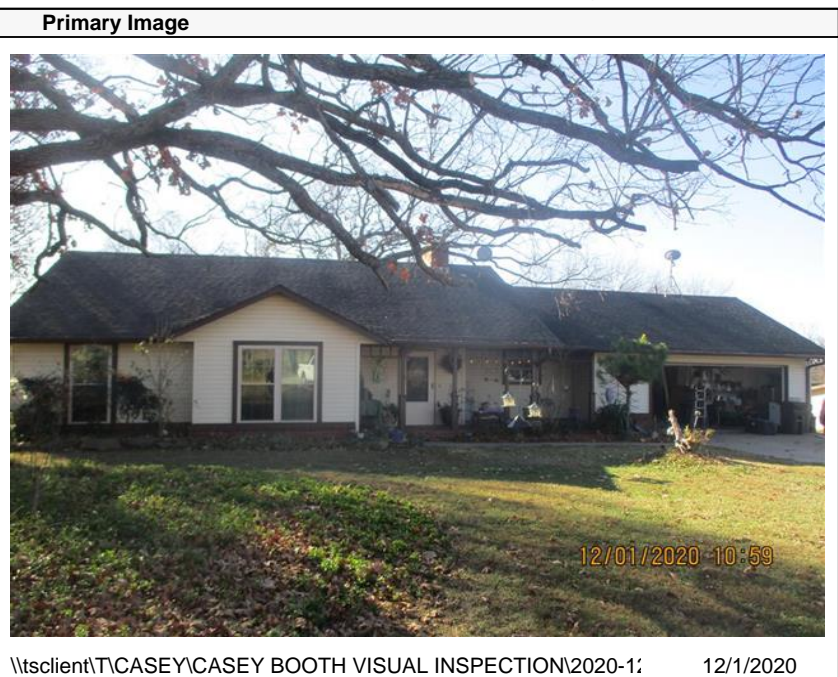
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Lot Data		Square-Foot - NBHD 4070 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.1552		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	93,882.00 x .48 = 45,251		
Factor Value			
Adjustments	1.0000		
Lot Value	45,251		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/1/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,494 / 1,494
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,494
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	675 Attached Garage - Finished
Remodel	
Year/Eff Age	1987 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	196,907	131.80	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	98.34	Total Misc Impr	+ 13,034				
Roofing Adj	+ 4.51	Garage Cost	+ 21,917				
Subfloor Adj	+ -1.16	Total RCN	= 218,086				
Heat/Cool Adj	+ 11.47	Depreciation (39%)	- 85,054				
Plumbing Adj	+ 9.42	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 133,032				
Adj Base Cost	= 122.58	Lot Value	+ 45,251				
Total Area	x 1,494	Indicated Value	= 178,283				
Adjusted Cost	= 183,135	Value Per SqFt	119.33				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,032		
Lot Value	45,251		
Indicated Value	178,283	119.33	Per SqFt
Agland Value			
Site Improvements	11,282		
Total Value	189,565	126.88	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	61586		143	143	23.79		3,402
PRCH	SLAB PORCH - COVERED	61587		117	117	23.89		2,795
PATO	SLAB PORCH - OPEN	61588		17x10	170	10.24		1,741



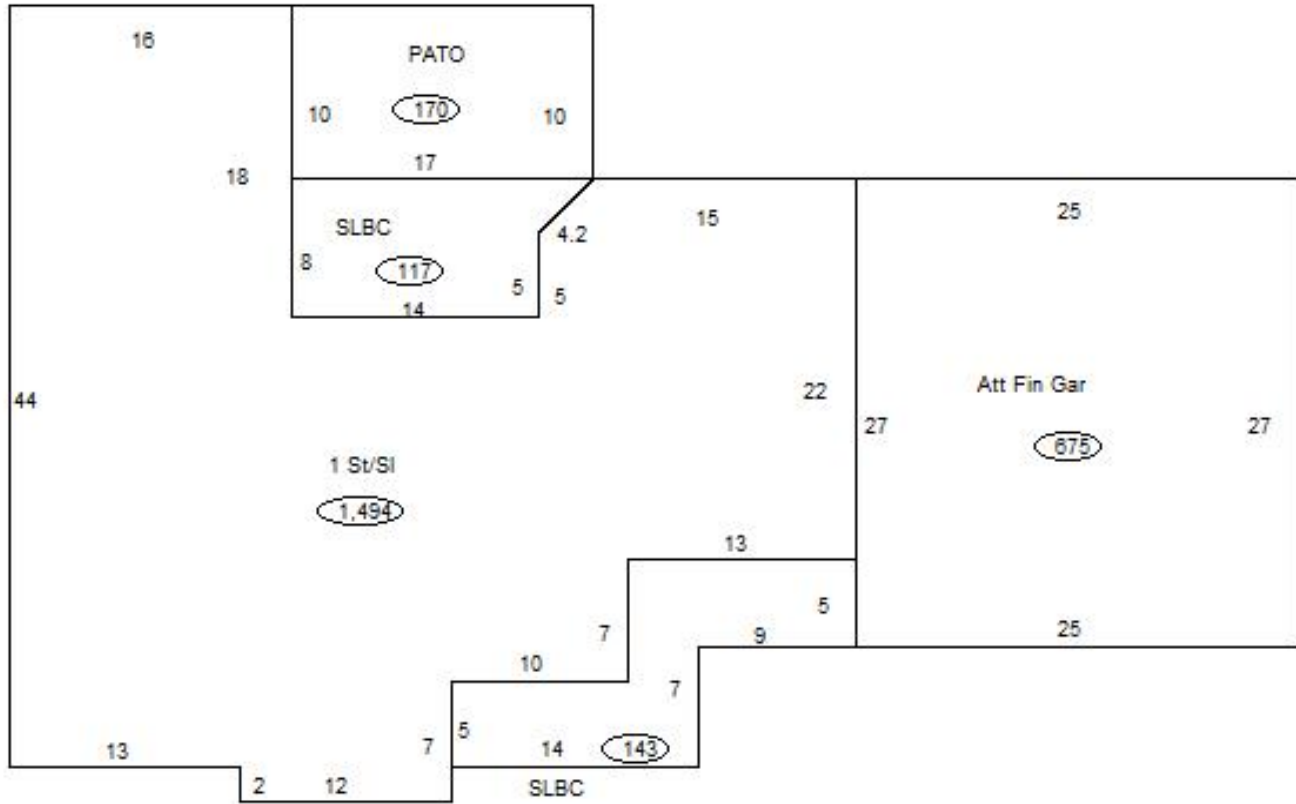
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,494	1.000	1,494
2	G	5		13	Att Fin Gar	675	1.000	675
3	M	PRCH		13	SLBC	143	1.000	143
4	M	PRCH		13	SLBC	117	1.000	117
5	M	PATO		13	PATO	170	1.000	170
Total Building Area						1,494		1,494



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	26x26x8	Plank	Composition Shingle	676
	Qual	3	Cond 3	Year 2010	Eff Age 12	
		Valuation Summary	Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
		Base Cost (19.01 x 676)	12,851	12,851	5,911	6,940
	EQSH	Equipment Shed	10x26x8	Gravel	Formed Metal	260
	Qual	3	Cond 3	Year 2010	Eff Age 12	
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (22.27 x 260)	5,790	5,790	1,448	4,342