



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:29:50
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660025038 Parcel ID 22N17E-29-1-00000-000-0000 Cadastral ID 29-22-17-03600 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 312139 CRABAUGH, ANTHONY & TONYA 17500 S 4210 RD UNIT A CLAREMORE OK 74017-0000 Parcel Location Situs 17500 S 4210 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 29 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/30/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.35995089 -95.51053353 S2 NW SE NE & N2 SW SE NE																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	9	
Non-Ag Acres	9.9647	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	434,061.00 x .30 = 130,295	
Factor Value		
Adjustments	1.0000	
Lot Value	130,295	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,592 / 2,592
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,592
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1986 / 30



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1' 11/30/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	305,708	117.94	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	185,302		
Lot Value	130,295		
Indicated Value	315,597	121.76	Per SqFt
Agland Value			
Site Improvements	82,271		
Total Value	397,868	153.50	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.14	Total Misc Impr	+ 15,879				
Roofing Adj	+ 4.27	Garage Cost	+ 0				
Subfloor Adj	+ -2.07	Total RCN	= 294,130				
Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 108,828				
Plumbing Adj	+ 2.37	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 185,302				
Adj Base Cost	= 107.35	Lot Value	+ 130,295				
Total Area	x 2,592	Indicated Value	= 315,597				
Adjusted Cost	= 278,251	Value Per SqFt	121.76				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	61590	25x8		200	26.30		5,260
PRCH	Breezeway - Open	164926	228		228	26.21		5,976
PRCH	Porch	164927	22x8		176	26.38		4,643



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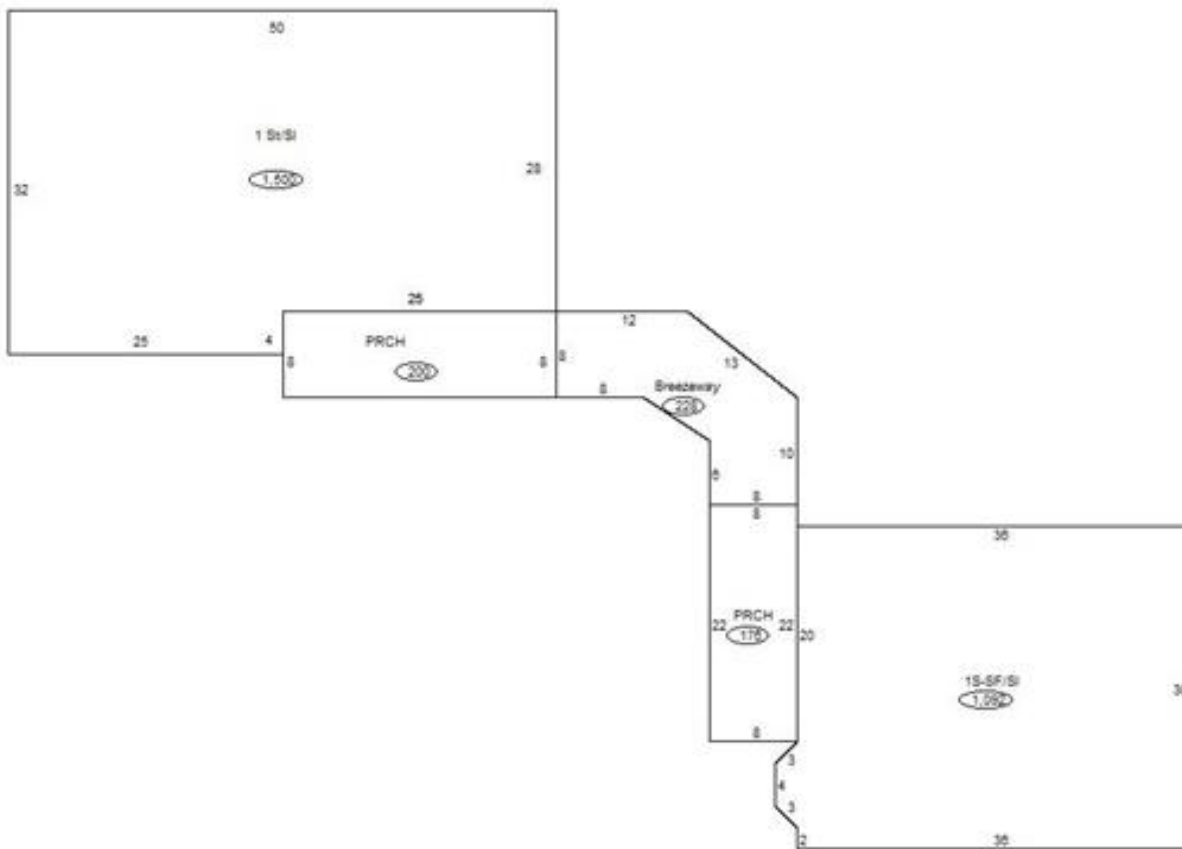
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Sketch Image

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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	1,500	1.000	1,500
2	M	PRCH		13	PRCH	200	1.000	200
3	R	1	Slab	13	1S-SF/SI	1,092	1.000	1,092
4	M	PRCH		13	Breezeway	228	1.000	228
5	M	PRCH		13	PRCH	176	1.000	176
Total Building Area						2,592		2,592



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x80x10	Concrete	Formed Metal	3,200
	Qual	4	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	
	Base Cost (29.07 x 3,200)		93,024	93,024	23,256	69,768
	SHDS	Shed - Small	18x8x8	Plank	Formed Metal	144
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	
	Base Cost (25.93 x 144)		3,734	3,734	3,734	
	GRDT	GARAGE - DETACHED	30x30x10	Concrete	Formed Metal	900
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)	
	Base Cost (27.24 x 900)		24,516	24,516	12,013	12,503