



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:06:44
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Assessment Data					Primary Image																																																																																																																				
Account 660025041 Parcel ID 22N17E-29-4-00000-000-0000 Cadastral ID 29-22-17-03900 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 272246 GULLETT, AMY J REVOCABLE TRUST 17970 S 4210 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17970 S 4210 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 29 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.35542772 -95.51106976																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 5.0684 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 220,780.00 x .35 = 76,975 Factor Value Adjustments 1.0000 Lot Value 76,975		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	5% Veneer, Masonry 95% Frame, Siding, Vinyl
Base/Total Area	1,667 / 1,667
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,667
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	FULL -
Year/Eff Age	1987 / 16

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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	180,501	108.28	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	95.80	Total Misc Impr	+ 14,375				
Roofing Adj	+ 4.43	Garage Cost	+ 12,889				
Subfloor Adj	+ -1.15	Total RCN	= 229,271				
Heat/Cool Adj	+ 11.47	Depreciation (19%)	- 43,561				
Plumbing Adj	+ 10.63	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 185,710				
Adj Base Cost	= 121.18	Lot Value	+ 76,975				
Total Area	x 1,667	Indicated Value	= 262,685				
Adjusted Cost	= 202,007	Value Per SqFt	157.58				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	185,710		
Lot Value	76,975		
Indicated Value	262,685	157.58	Per SqFt
Agland Value			
Site Improvements	3,477		
Total Value	266,162	159.67	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	61593		80	80	24.02		1,922
PRCH	SLAB PORCH - COVERED	61594	19x7		133	23.82		3,168
PATO	SLAB PORCH - OPEN	61595	19x12		228	9.53		2,173
PRCH	SLAB PORCH - COVERED	61598	14x6		84	24.00		2,016



Rogers

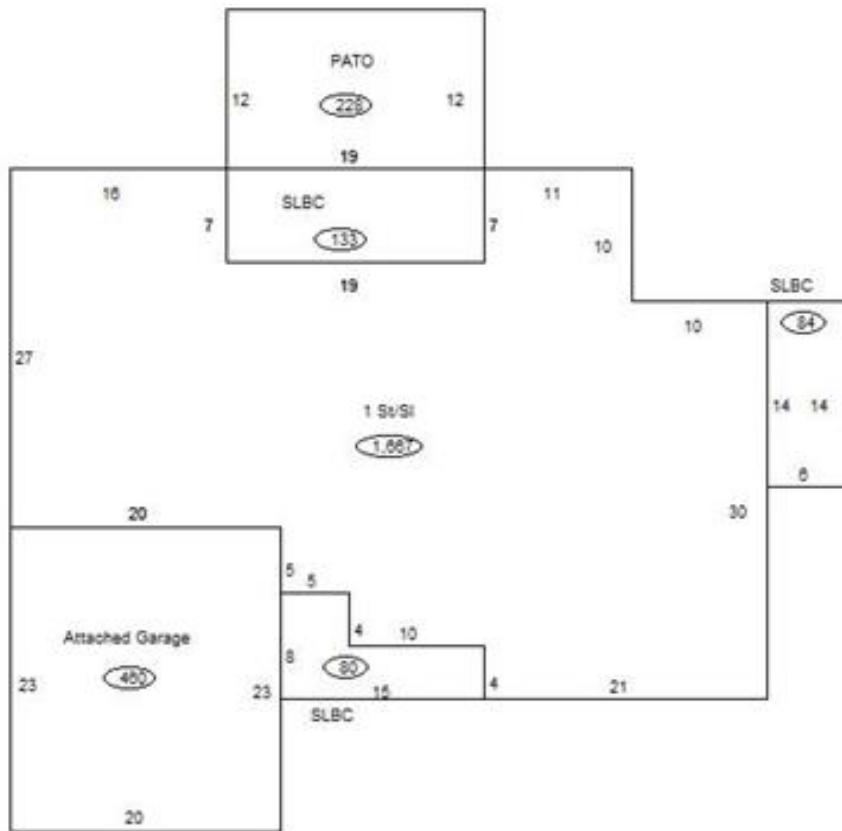
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	80	1.000	80
2	M	PRCH		13	SLBC	133	1.000	133
3	M	PATO		13	PATO	228	1.000	228
4	R	1	Slab	13	1 St/SI	1,667	1.000	1,667
5	G	1		13	Attached Garage	460	1.000	460
6	M	PRCH		13	SLBC	84	1.000	84
Total Building Area						1,667		1,667



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	24x18x10	Dirt	Formed Metal	432
	Qual 2	Cond 2	Year 1990	Eff Age 36		

Valuation Summary	Modifier Total	RCN	Depr (62% Phys/ % Func)	RCNLD	
Base Cost (21.18 x 432)	9,150		9,150	5,673	3,477