



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 660025044 Parcel ID 22N17E-29-4-00000-000-0000 Cadastral ID 29-22-17-04200 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 320550 SHELTON, RICKY D & CONIA L TRUSTEES 17861 S 4200 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17861 S 4200 RD Subdivision Lot/Block / Parcel Size 40 - Acres Sec/Twn/Rng 29 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 12/3/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.35269049 -95.52286408 SW SW																																																																																																																									
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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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/3/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	896 / 1,280
Style	100% 1 1/2 Story Finished
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1964 / 47

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	94.22	Total Misc Impr	+ 21,281
Roofing Adj	+ 3.40	Garage Cost	+
Subfloor Adj	+ 0.86	Total RCN	= 158,843
Heat/Cool Adj	+ 0.84	Depreciation (54%)	- 85,775
Plumbing Adj	+ 8.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 73,068
Adj Base Cost	= 107.47	Lot Value	+
Total Area	x 1,280	Indicated Value	= 73,068
Adjusted Cost	= 137,562	Value Per SqFt	57.08

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,068		
Lot Value			
Indicated Value	73,068	57.08	Per SqFt
Agland Value	6,479		
Site Improvements	121,699		
Total Value	274,314	214.31	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	61607	20x8		160	23.72		3,795
EPSW	ENCLOSED PORCH - SOLID WALL	61608	20x10		200	61.95		12,390



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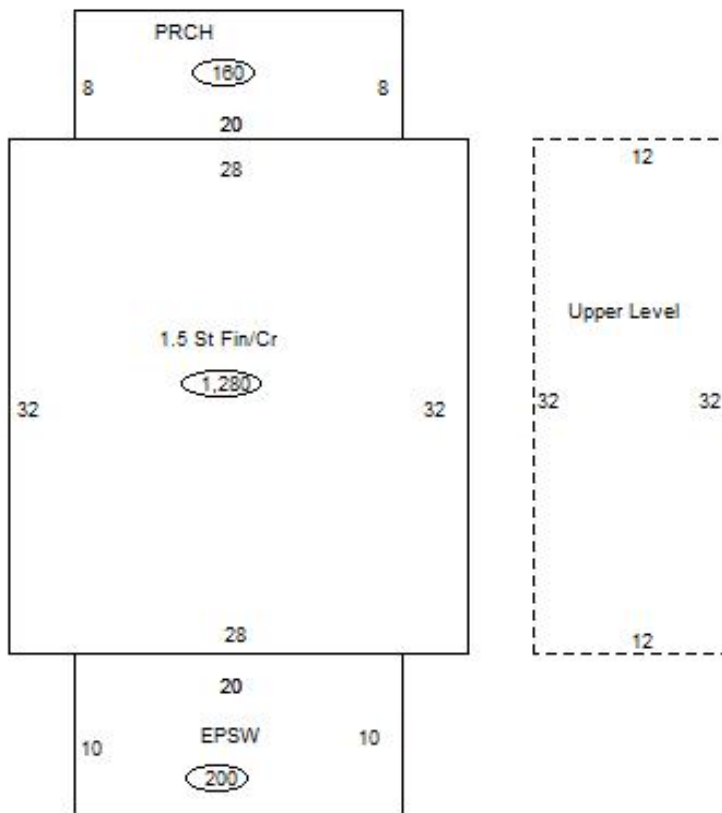
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Sketch Image

660025044



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	896	1.429	1,280
2	M	PRCH		13	PRCH	160	1.000	160
3	M	EPSW		13	EPSW	200	1.000	200
4	U	^UL		13	Upper Level	384	1.000	384
Total Building Area						896		1,280



Rogers





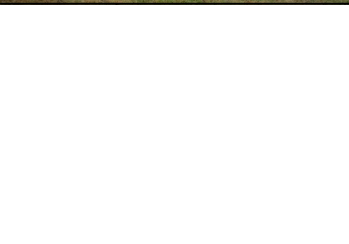


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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x60x18	Concrete	Formed Metal	2,400
	Qual	3	Cond 3	Year 2021	Eff Age 4	
	Valuation Summary		Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
	Base Cost (28.23 x 2,400)		67,752		67,752	4,743
	PCPT	Carport - Portable	12x40x16	Dirt	Formed Metal	480
	Qual	3	Cond 3	Year 2020	Eff Age 5	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (5.99 x 480)		2,875		2,875	2,875
	BNGP	Barn - General Purpose	40x80x10	Dirt	Formed Metal	3,200
	Qual	3	Cond 3	Year 2016	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (18.05 x 3,200)		57,760		57,760	8,664
	SHDS	Shed - Small	10x16x8	Plank	Composition Shingle	160
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
	Base Cost (24.52 x 160)		3,923		3,923	2,315
	SHDS	Shed - Small	8x8x8	Plank	Formed Metal	64
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (33.35 x 64)		2,134		2,134	2,134
	BNGP	BARN	24x30x12	Dirt	Formed Metal	720
	Qual	3	Cond 1	Year 1975	Eff Age 71	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (22.96 x 720)		16,531		16,531	13,225
	LNT0	LEAN-TO	12x30x8	Dirt	Formed Metal	360
	Qual	3	Cond 1	Year 1975	Eff Age 71	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (9.44 x 360)		3,398		3,398	2,718



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHIP	Shipping/Storage Container	40x8x0			320
	Qual	0	Cond	0	Year	0
				Eff Age		0

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
Base Cost (6.25 x 320)	2,000			2,000	2,000

SHIP	Shipping/Storage Container	40x8x0			320
Qual	0	Cond	0	Year	0
				Eff Age	0

Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ 0% Func)	RCNLD
Base Cost (6.25 x 320)	2,000			2,000	2,000



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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
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			13.954	122	122	1,708	1,708
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			23.838	192	192	4,577	4,577
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			.034	63	63	2	2
VD	VERDIGRIS SILT LOAM	TMBR	95			.096	171	171	16	16
VF	VERDIGRIS SOILS FREQUENTL	TMBR	47			2.079	85	85	176	176
TMBR Totals						40.000			6,479	6,479
Total Agland						40.000			6,479	6,479