



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 660025103 Parcel ID 23N17E-29-2-00000-000-0000 Cadastral ID 29-23-17-00510 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 326268 ELLIS, JOE ROSS & VICKI LYNN TRUSTEES ELLIS FAMILY TRUST 17456 E 390 RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 17456 E 390 RD Subdivision Lot/Block / Parcel Size 53 - Acres Sec/Twn/Rng 29 / 23 / 17 / 2 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.44937216 -95.51836905 E2 NE NW & N2 SE NW LESS E 156; OF N 279' OF NE NE NW & E 334 50' AND W 246' E 580.50' S 684.53' W2 NE NW.					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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	0
Units Buildable	0
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 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	10% Frame, Siding, Wood 90% Veneer, Masonry
Base/Total Area	1,756 / 1,756
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,756
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

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

Cost Approach		Manual : 01/2025	
Base Cost	109.64	Total Misc Impr	+ 18,108
Roofing Adj	+ 4.83	Garage Cost	+
Subfloor Adj	+ -2.31	Total RCN	= 252,762
Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 70,773
Plumbing Adj	+ 8.83	Lump Sums	+ 5,663
Basement Adj	+ 0.00	RCNLD	= 187,652
Adj Base Cost	= 133.63	Lot Value	+
Total Area	x 1,756	Indicated Value	= 187,652
Adjusted Cost	= 234,654	Value Per SqFt	106.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,652		
Lot Value			
Indicated Value	187,652	106.86	Per SqFt
Agland Value	3,977		
Site Improvements	56,078		
Total Value	247,707	141.06	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	61681	288		288	26.03		7,497
WODO	WOOD DECK - OPEN	61682	477		477	16.96	30%	5,663
PATC	Patio - Covered	163943	18x18		324	15.42		4,996



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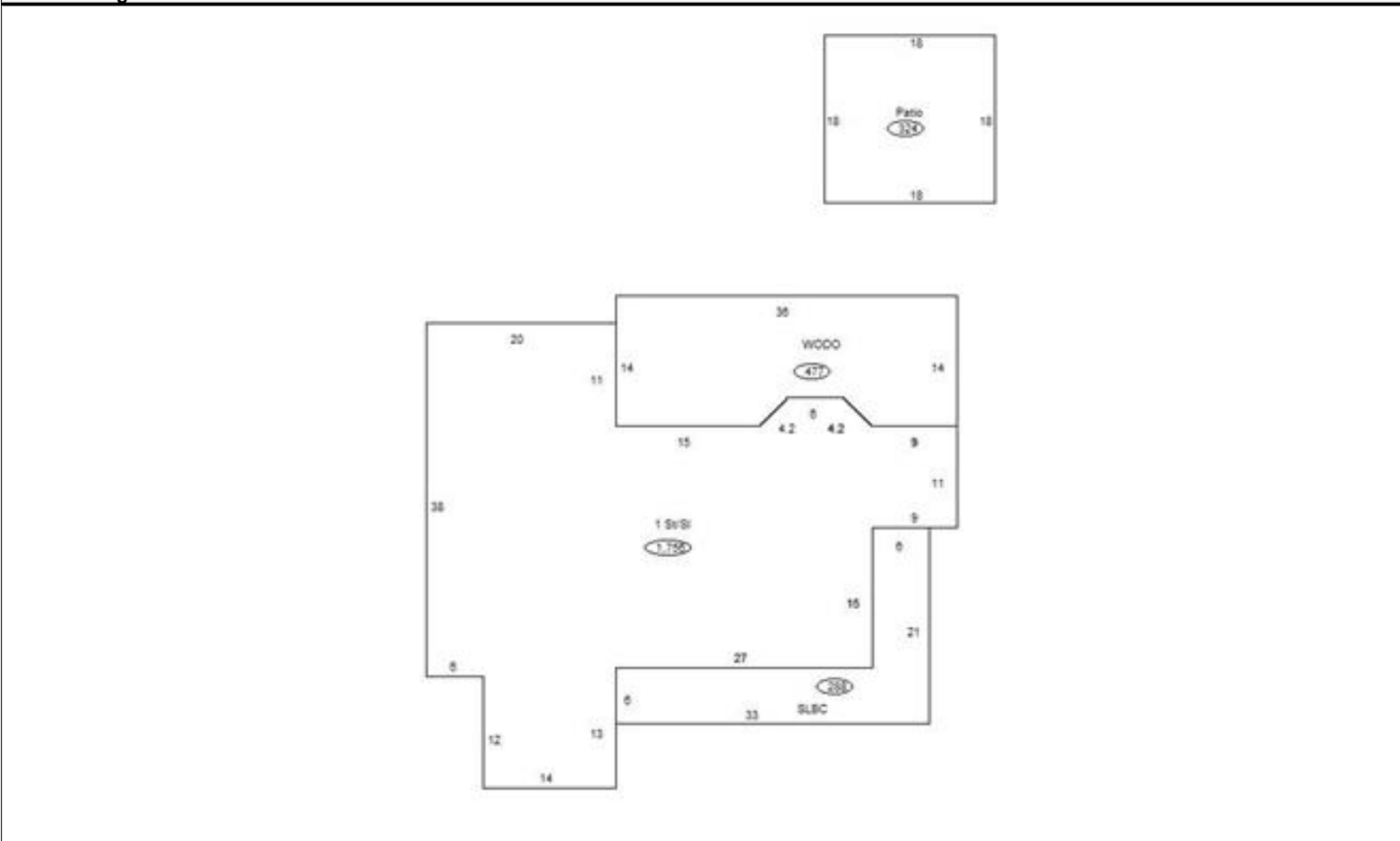
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Sketch Image

660025103



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,756	1.000	1,756
2	M	PRCH		13	SLBC	288	1.000	288
3	M	WODO		13	WODO	477	1.000	477
4	M	PATC		13	Patio	324	1.000	324
Total Building Area						1,756		1,756



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	14x20x8	Gravel	Formed Metal	280
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (53% Phys/ % Func)	RCNLD
	Base Cost (4.38 x 280)		1,226		1,226	650
						576
	UTIL	Shop Building	30x40x10	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ 0% Func)	RCNLD
	Base Cost (30.80 x 1,200)		36,960		36,960	7,392
						29,568
	BNGP	Barn - General Purpose	30x40x8	Dirt	Formed Metal	1,200
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ 0% Func)	RCNLD
	Base Cost (21.28 x 1,200)		25,536		25,536	5,107
						20,429
	CPDT	Carport - Detached	18x50x12	Gravel	Formed Metal	900
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (8.44 x 900)		7,596		7,596	5,241
						2,355
	CP	Carport Dirt	18x50x0			900
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 900)		3,150		3,150	
						3,150



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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
HLC	HECTOR-LINKER FINE SANDY	TMBR	35			39.000	63	63	2,457	2,457
SUC	SUMMIT SILTY CLAY LOAM 3-	TMBR	67			5.000	121	121	603	603
TMBR Totals						44.000			3,060	3,060
CMB	CLAREMORE SILT LOAM 0-3%	NTV PST	45			8.000	108	108	864	864
CO	COLLINSVILLE STONY LOAM	NTV PST	22			1.000	53	53	53	53
NTV PST Totals						9.000			917	917
Total Agland						53.000			3,977	3,977