



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 660025109 Parcel ID 23N17E-29-4-00000-000-0000 Cadastral ID 29-23-17-00900 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 334323 COOVER, WILLIAM G & ALYSSA NICOLE 17881 E HWY 28A CLAREMORE OK 74017-0000 Parcel Location Situs 17881 E HWY 28A Subdivision Lot/Block / Parcel Size 20 - Acres Sec/Twn/Rng 29 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.43868530 -95.50952789																																																																																																																									
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Lot Data - 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	



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,485 / 1,935
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,485
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	728 Detached Garage - Finished
Remodel	
Year/Eff Age	1971 / 37

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	85.14	Total Misc Impr	+ 0
Roofing Adj	+ 3.25	Garage Cost	+ 26,223
Subfloor Adj	+ -0.85	Total RCN	= 216,821
Heat/Cool Adj	+ 5.57	Depreciation (46%)	- 99,738
Plumbing Adj	+ 5.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 117,083
Adj Base Cost	= 98.50	Lot Value	+ 117,083
Total Area	x 1,935	Indicated Value	= 117,083
Adjusted Cost	= 190,598	Value Per SqFt	60.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,083		
Lot Value		60.51	Per SqFt
Indicated Value	117,083		
Agland Value	1,425		
Site Improvements			
Total Value	118,508	61.24	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



Rogers

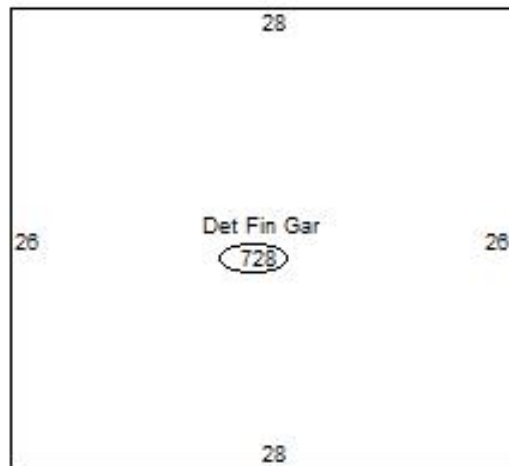
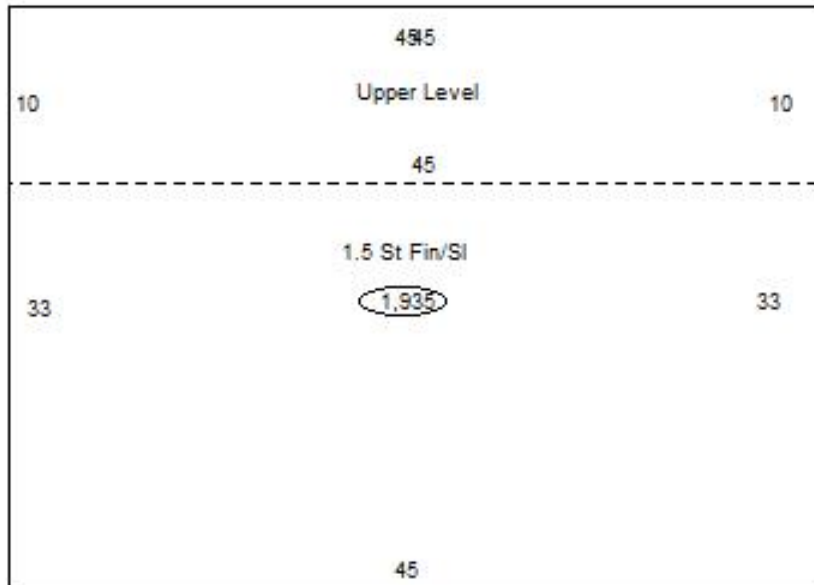
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,485	1.303	1,935
2	U	^UL		13	Upper Level	450	1.000	450
3	G	6		13	Det Fin Gar	728	1.000	728
Total Building Area						1,485		1,935



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360
	Qual 3	Cond 3	Year 2010	Eff Age 12		

Valuation Summary	Modifier Total	RCN	Depr (53% Phys/ 100% Func)	RCNLD
Base Cost (4.43 x 360)	1,595		1,595	1,595



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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	TMBR	51		0	8.000	92	92	734	734
HC	HECTOR STONY SANDY LOAM	TMBR	20		0	9.000	36	36	324	324
TMBR Totals						17.000			1,058	1,058
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51		0	3.000	122	122	367	367
NTV PST Totals						3.000			367	367
Total Agland						20.000			1,425	1,425