



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:06:02
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Assessment Data					Primary Image																																																																																																																				
Account 660026032 Parcel ID 22N17E-30-3-00000-000-0000 Cadastral ID 30-22-17-00700 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 309255 JENSEN, DAVID MARK & CHERI ANN 17995 S 4190 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17995 S 4190 RD Subdivision Lot/Block / Parcel Size 12.31 - Acres Sec/Twn/Rng 30 / 22 / 17 / 3 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\CASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 12/3/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.35196570 -95.54192635 SW 10 ACRES LOT 4 & PT NW 10 AC LOT 4 BEG; 242' E SW/C NW SW SW; E 417.5' TO E/L SD 10 AC; N 208.75' W 417.5' S 208.75' TO POB																																																																																																																									
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	12.31	
Non-Ag Acres	12.4116	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	540,650.00 x .29 = 156,943	
Factor Value		
Adjustments	1.0000	
Lot Value	156,943	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	2,016 / 2,752
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,016
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1964 / 37

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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	390,734	141.98	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	99.81	Total Misc Impr	+	17,455	
Roofing Adj	+ 4.42	Garage Cost	+	27,694	
Subfloor Adj	+ -3.38	Total RCN	=	382,407	
Heat/Cool Adj	+ 16.31	Depreciation (44%)	-	168,259	
Plumbing Adj	+ 5.39	Lump Sums	+	5,007	
Basement Adj	+ 0.00	RCNLD	=	219,155	
Adj Base Cost	= 122.55	Lot Value	+	156,943	
Total Area	x 2,752	Indicated Value	=	376,098	
Adjusted Cost	= 337,258	Value Per SqFt		136.66	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	219,155		
Lot Value	156,943		
Indicated Value	376,098	136.66	Per SqFt
Agland Value			
Site Improvements	68,622		
Total Value	444,720	161.60	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	63620	20x8		160	32.50		5,200
PRCH	SLAB PORCH - COVERED	63621	154		154	32.54		5,011
WODO	WOOD DECK - OPEN	63623	21x16		336	21.29	30%	5,007

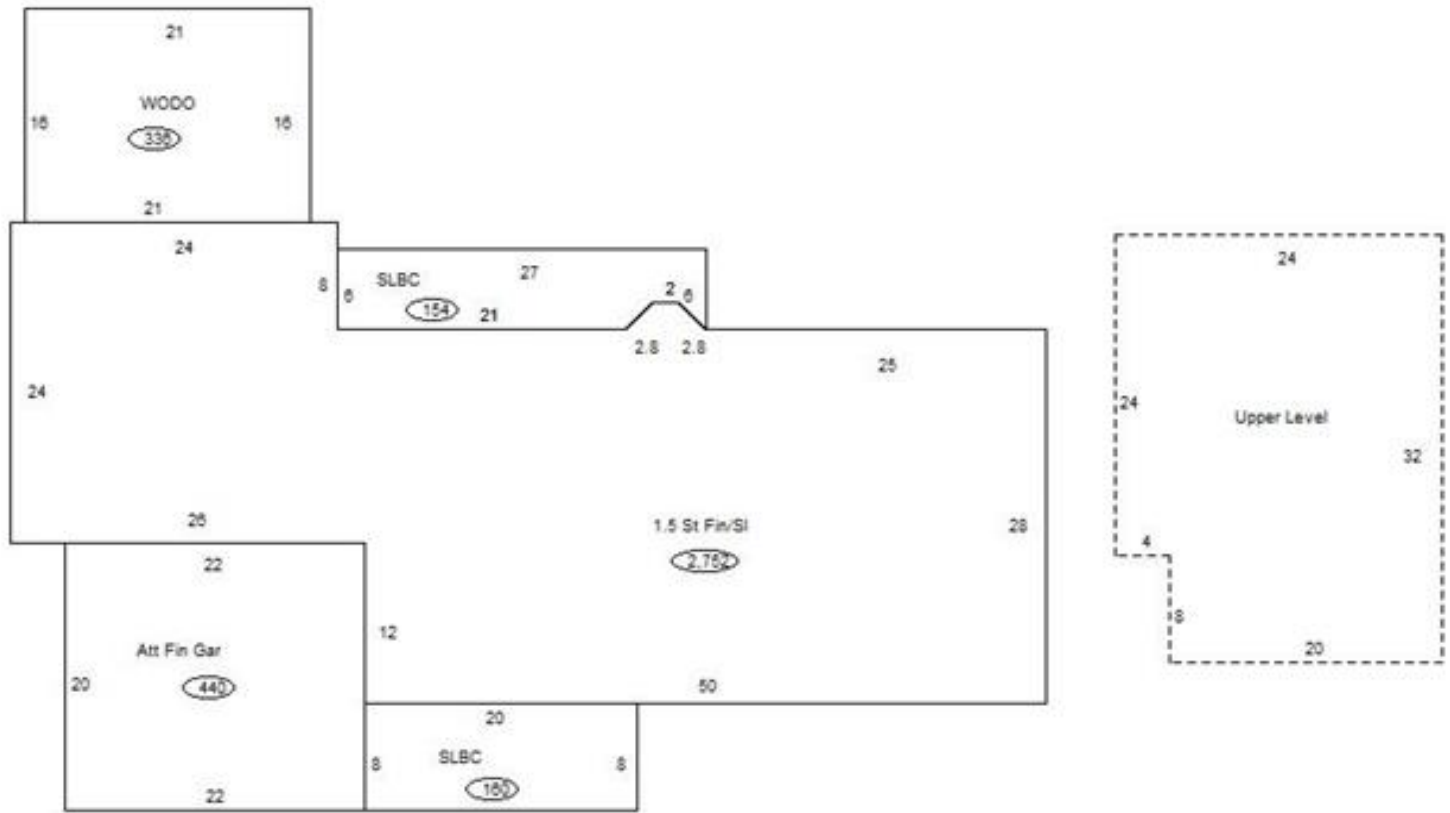


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Sketch Image

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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	2,016	1.365	2,752
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	160	1.000	160
4	M	PRCH		13	SLBC	154	1.000	154
5	U	^UL	Overhang	13	Upper Level	736	1.000	736
6	M	WODO		13	WODO	336	1.000	336
Total Building Area						2,016		2,752



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	36x46x8	Concrete	Formed Metal	1,656
	Qual	4	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (33.29 x 1,656)		55,128		55,128	8,269	46,859
	UTIL	SHOP BUILDING	24x30x8	Concrete	Formed Metal	720
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (31.86 x 720)		22,939		22,939	3,441	19,498
	LNT0	LEAN-TO	14x30x8	Dirt	Formed Metal	420
	Qual	3	Cond 3	Year 2015	Eff Age 8	
	Valuation Summary		Modifier Total	RCN	Depr (43% Phys/ % Func)	RCNLD
Base Cost (9.46 x 420)		3,973		3,973	1,708	2,265