



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:06:08
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Assessment Data					Primary Image																																																																																																																				
Account 660026039 Parcel ID 22N17E-30-4-00000-000-0000 Cadastral ID 30-22-17-01400 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 35724 LARSON, RAYMOND W 17960 S 4200 RD CLAREMORE OK 74017-0000 Parcel Location Situs 17960 S 4200 RD Subdivision Lot/Block / Parcel Size 4.77 - Acres Sec/Twn/Rng 30 / 22 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.35170348 -95.52569924 E2 SE SE SE LESS N 20'																																																																																																																									
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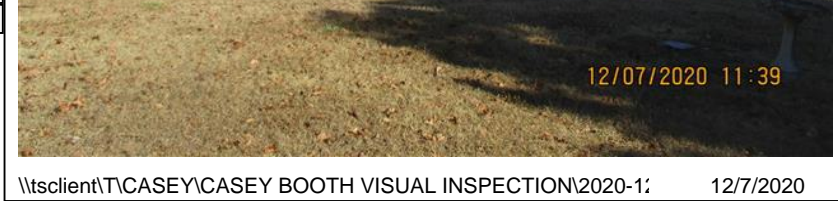
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Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable 5 Non-Ag Acres 4.913 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 214,012.00 x .35 = 75,283 Factor Value Adjustments 1.0000 Lot Value 75,283		<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/7/2020</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,470 / 2,470
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,470
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	1976 / 38



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	274,469	111.12	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	108.88	Total Misc Impr	+	7,489	
Roofing Adj	+ 5.18	Garage Cost	+	22,691	
Subfloor Adj	+ -3.39	Total RCN	=	361,629	
Heat/Cool Adj	+ 14.47	Depreciation (45%)	-	162,733	
Plumbing Adj	+ 9.05	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	198,896	
Adj Base Cost	= 134.19	Lot Value	+	75,283	
Total Area	x 2,470	Indicated Value	=	274,179	
Adjusted Cost	= 331,449	Value Per SqFt		111.00	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	198,896		
Lot Value	75,283		
Indicated Value	274,179	111.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	274,179	111.00	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	63642	6x6		36	29.42		1,059



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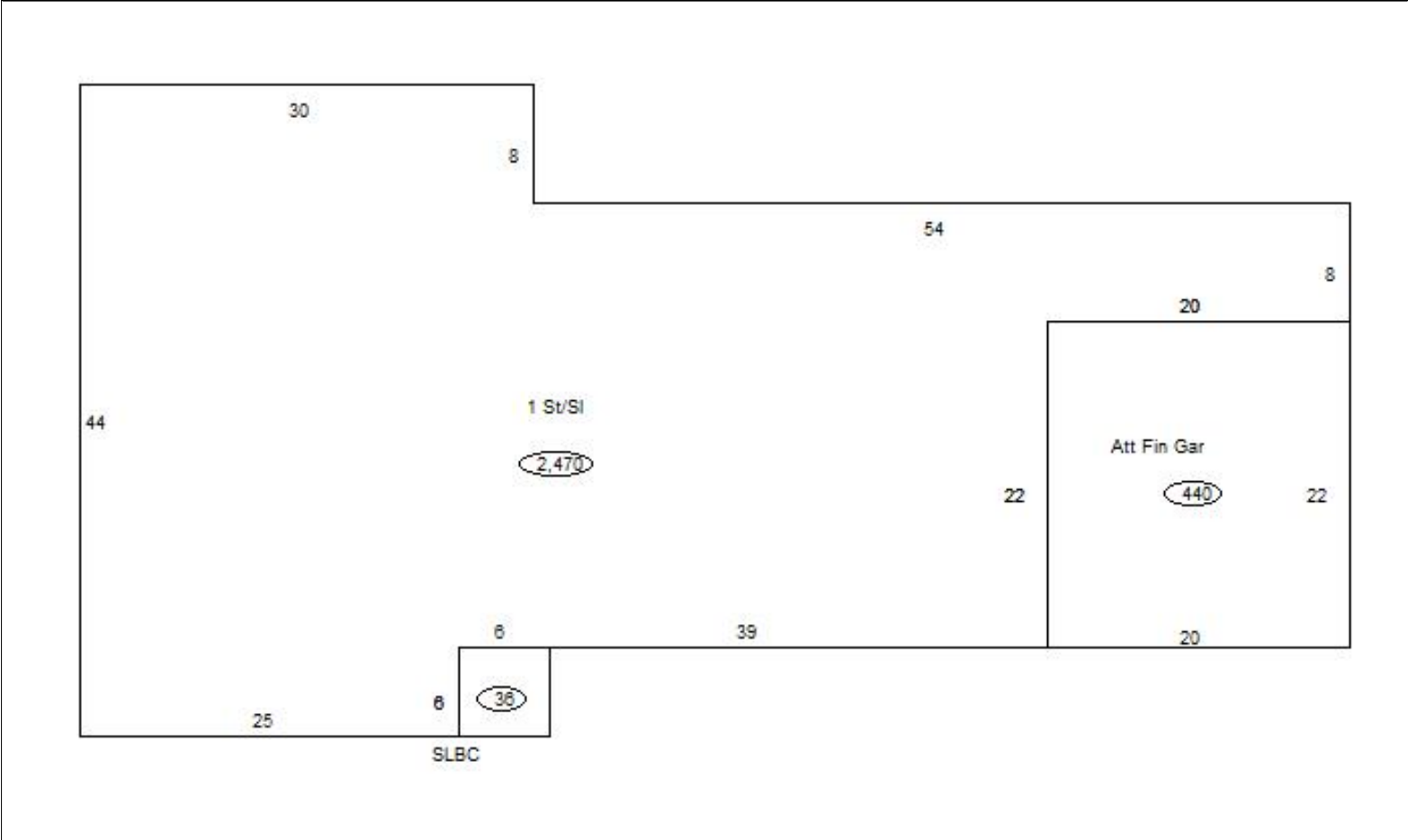
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Sketch Image

660026039



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,470	1.000	2,470
2	G	5		13	Att Fin Gar	440	1.000	440
3	M	PRCH		13	SLBC	36	1.000	36
Total Building Area						2,470		2,470