



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:48:57  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660026089 <b>Parcel ID</b> 23N17E-30-1-00000-000-0000 <b>Cadastral ID</b> 30-23-17-02400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RA VI Area 2 <b>Tax Area</b> 70 - FOYIL RURAL/FOYIL FIRE <b>Name ID</b> 345308 WARD, SHERRY D & WARD, TODD R  16996 E 390 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 16884 E 390 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 12 - Acres <b>Sec/Twn/Rng</b> 30 / 23 / 17 / 1 <b>Neighborhood</b> 4070 - FOYIL SEQUOYAH AREA <b>School District</b> S007 - FOYIL SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.44690343 -95.53039018 E 396' E2 SW NE & THAT PT OF E 396' OF SE NW NE LYING S OF CO RD.																																																																																																																									
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Date 04/16/2026  
Time 23:48:57  
Page 2

<b>Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)</b>	
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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<b>Residential Data</b>	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Vinyl
Base/Total Area	1,844 / 1,844
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 42

<b>GRM Approach</b>	
GRM Code	
Gross Rent	0.00
Indicated Value	

<b>Multiple Regression</b>	
MRA Code	
Adjusted R	
Indicated Value	

<b>Direct Comparables</b>	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

<b>Cost Approach</b>		<b>Manual : 01/2025</b>	
Base Cost	108.89	Total Misc Impr	+ 19,979
Roofing Adj	+ 5.59	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 265,876
Heat/Cool Adj	+ 12.64	Depreciation ( 48%)	- 127,620
Plumbing Adj	+ 6.23	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 138,256
Adj Base Cost	= 133.35	Lot Value	+
Total Area	x 1,844	Indicated Value	= 138,256
Adjusted Cost	= 245,897	Value Per SqFt	74.98

<b>Value Reconciliation</b>	
Selected Approach	Cost Approach
Improvements	138,256
Lot Value	
Indicated Value	138,256 74.98 Per SqFt
Agland Value	1,633
Site Improvements	37,105
Total Value	176,994 95.98 Total Value Per SqFt

<b>Miscellaneous Improvements</b>								
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	63745	12x6		72	26.70		1,922
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	63746	18x14		252	28.90		7,283
PRCH	SLAB PORCH - COVERED	63747	14x14		196	26.32		5,159



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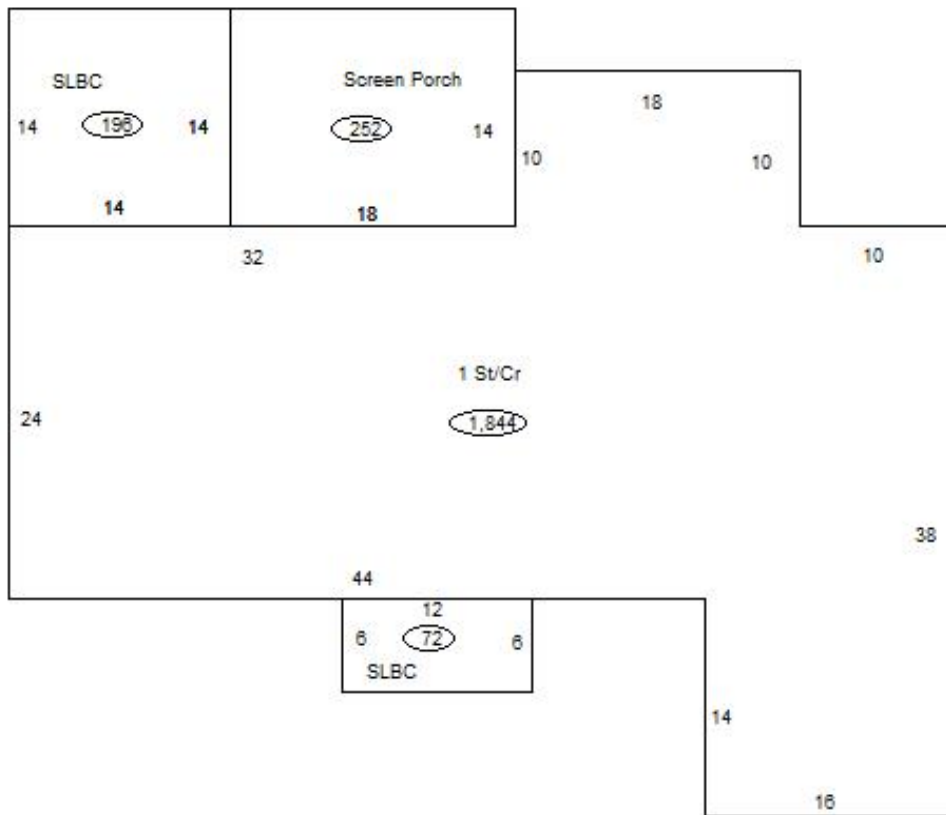
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Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:48:57  
 Page 3

Sketch Image

660026089



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,844	1.000	1,844
2	M	PRCH		13	SLBC	72	1.000	72
3	M	EPKS		13	Screen Porch	252	1.000	252
4	M	PRCH		13	SLBC	196	1.000	196
<b>Total Building Area</b>						1,844		1,844



# Rogers

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Date 04/16/2026  
Time 23:48:58  
Page 4

### Outbuildings/Site Improvements

660026089

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x12x6	Plank	Composition Shingle	120
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (46% Phys/ 100% Func)</b>
		Base Cost (25.97 x 120)	3,116		3,116	3,116
	UTIL	Shop Building	24x30x10	Concrete	Formed Metal	720
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (49% Phys/ % Func)</b>
		Base Cost (31.86 x 720)	22,939		22,939	11,240 11,699
	SHDS	Shed - Small	8x12x6	Plank	Composition Shingle	96
	Qual	3	Cond 2	Year 2000	Eff Age 26	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ 100% Func)</b>
		Base Cost (27.79 x 96)	2,668		2,668	2,668
	CPDT	Carport - Detached	20x20x8	Gravel	Formed Metal	400
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (69% Phys/ % Func)</b>
		Base Cost (5.58 x 400)	2,232		2,232	1,540 692
	BNGP	Barn - General Purpose	25x46x8	Dirt	Galvanized Metal	1,150
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (55% Phys/ 0% Func)</b>
		Base Cost (19.99 x 1,150)	22,989		22,989	12,644 10,345
	BNGP	Barn - General Purpose	40x24x10	Dirt	Formed Metal	960
	Qual	3	Cond 3	Year 1990	Eff Age 27	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ 0% Func)</b>
		Base Cost (22.54 x 960)	21,638		21,638	8,655 12,983
	LNT0	Lean To - Attached	20x46x8	Dirt	Galvanized Metal	920
	Qual	3	Cond 3	Year 1980	Eff Age 35	
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>
		Base Cost (7.53 x 920)	6,928		6,928	5,542 1,386



# Rogers

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Time 23:48:58  
Page 5

### Agland Inventory

660026089

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	IMP PST	51		0	11.000	143	143	1,571	1,571
CO	COLLINSVILLE STONY LOAM	IMP PST	22		0	1.000	62	62	62	62
<b>IMP PST Totals</b>						12.000			1,633	1,633
<b>Total Agland</b>						12.000			1,633	1,633