



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 660027445 Parcel ID 22N17E-31-1-00000-000-0000 Cadastral ID 31-22-17-00100 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 325494 WARD, DARRYL L & HAZEL J REVOCABLE TRUST 18506 S 4200 RD CLAREMORE OK 74017-0000 Parcel Location Situs 18506 S 4200 RD Subdivision Lot/Block / Parcel Size 9.23 - Acres Sec/Twn/Rng 31 / 22 / 17 / 1 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.34291294 -95.52672375 E 961.59' N 453' NE SE LESS TR BEG NE/C NE SE; N89.5534W 961.59'; S00.1150E 30'; S89.1949E TO E LINE NE SE; N00.08W 40' TO POB.																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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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Units Buildable - 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	



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/16/2020

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,647 / 2,647
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,647
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 3.0 /
Basement Area	
Garage Type	713 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1997 / 17

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	112.04	Total Misc Impr	+ 26,733
Roofing Adj	+ 5.77	Garage Cost	+ 40,655
Subfloor Adj	+ -4.52	Total RCN	= 435,639
Heat/Cool Adj	+ 16.31	Depreciation (19%)	- 82,771
Plumbing Adj	+ 9.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 352,868
Adj Base Cost	= 139.12	Lot Value	+ 352,868
Total Area	x 2,647	Indicated Value	= 352,868
Adjusted Cost	= 368,251	Value Per SqFt	133.31

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	352,868		
Lot Value			
Indicated Value	352,868	133.31	Per SqFt
Agland Value	1,475		
Site Improvements	122,302		
Total Value	476,645	180.07	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	66493	21x7		147	32.58		4,789
PRCH	SLAB PORCH - COVERED	116959	26x18		468	31.41		14,700



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	EQSH	Equipment Shed	42x100x16	Concrete	Formed Metal	4,200
	Qual 4	Cond 4	Year 2015	Eff Age 7		
	Valuation Summary		Modifier Total	RCN	Depr (13% Phys/ % Func)	RCNLD
	Base Cost (24.17 x 4,200) 101,514			101,514	13,197	88,317
	SPLG	Swimming Pool - In Ground	40x20x0			800
	Qual 4	Cond 4	Year 2010	Eff Age 10		
	Valuation Summary		Modifier Total	RCN	Depr (51% Phys/ % Func)	RCNLD
	Base Cost (53.28 x 800) 42,624			42,624	21,738	20,886
	BNGP	BARN	24x50x12	Dirt	Formed Metal	1,200
	Qual 3	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (22.38 x 1,200) 26,856			26,856	14,771	12,085
	LNT0	LEAN-TO	12x50x12	Dirt	Formed Metal	600
	Qual 3	Cond 3	Year 1990	Eff Age 27		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (8.45 x 600) 5,070			5,070	4,056	1,014



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Lot Data		Primary Image						
Lot Size	-							
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Units Buildable								
Non-Ag Acres								
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Method								
Base Lot Value								
Factor Value								
Adjustments								
Lot Value								
Residential Data		GRM Approach						
Type	1 Single Family Residence	GRM Code						
Condition	2 - Fair	Gross Rent	0.00					
Quality	3 - Average	Indicated Value						
Architecture	TRAD TRADITIONAL	Multiple Regression						
Style	100% One Story	MRA Code						
Exterior Wall	100% Masonry, Brick/Stone	Adusted R						
Base/Total Area	988 / 988	Indicated Value						
Style	100% One Story	Direct Comparables						
HVAC	100% Warmed & Cooled Air	Selection Model	1 Res					
Roof Cover	1 Composition Shingle	Adjustment Model	A2 AO Test					
Area on Slab	988	Comparables						
Fixture/RghIn	/	Indicated Value						
Bed/F/H Bath	2 / 1.0 /	Value Reconciliation						
Basement Area		Selected Approach	Cost Approach					
Garage Type		Improvements	100,843					
Remodel		Lot Value						
Year/Eff Age	2000 / 26	Indicated Value	100,843 102.07 Per SqFt					
		Agland Value						
		Site Improvements						
		Total Value	100,843 102.07 Total Value Per SqFt					
Cost Approach		Manual : 01/2025						
Base Cost	118.71	Total Misc Impr	+ 8,298					
Roofing Adj	+ 5.20	Garage Cost	+ 0					
Subfloor Adj	+ -2.43	Total RCN	= 148,298					
Heat/Cool Adj	+ 12.64	Depreciation (32%)	- 47,455					
Plumbing Adj	+ 7.58	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 100,843					
Adj Base Cost	= 141.70	Lot Value	+ 0					
Total Area	x 988	Indicated Value	= 100,843					
Adjusted Cost	= 140,000	Value Per SqFt	102.07					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	165324	32x10		320	25.93		8,298



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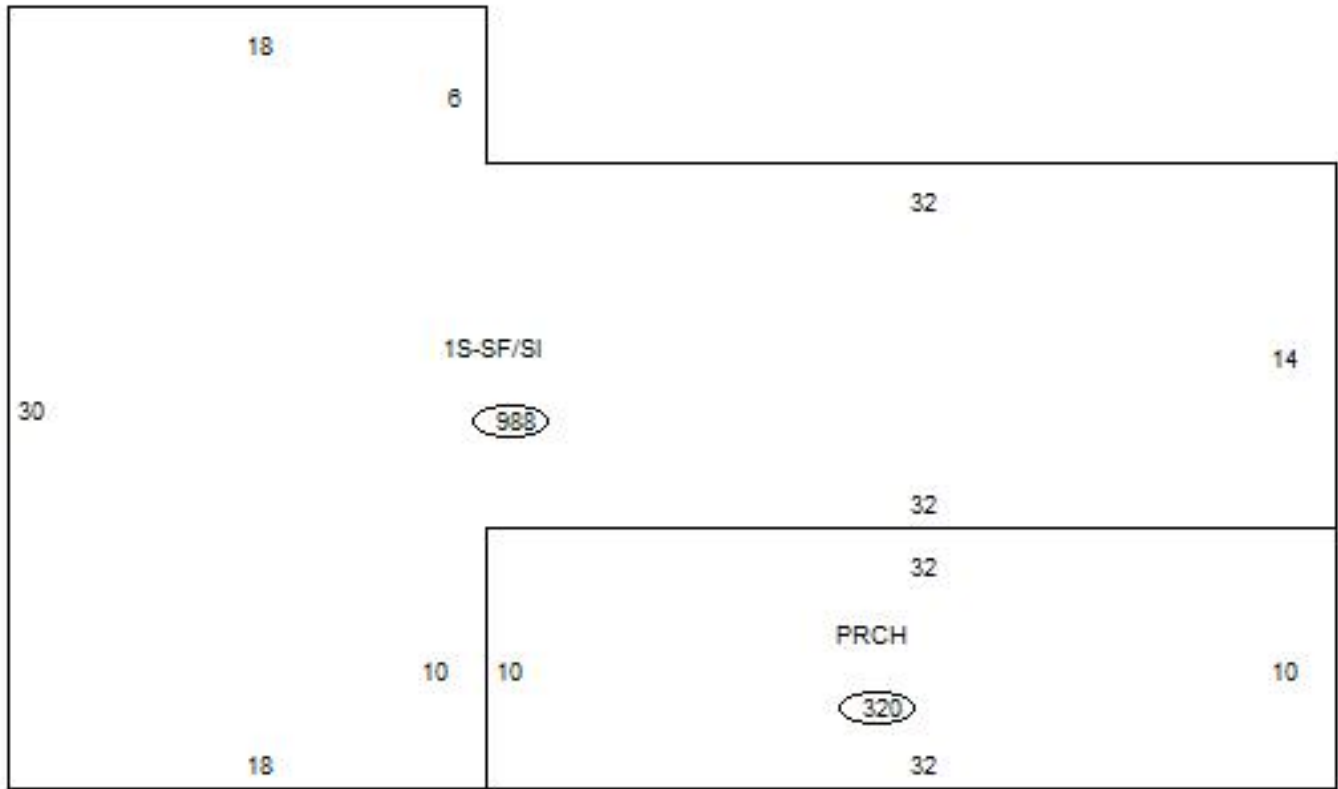
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	988	1.000	988
2	M	PRCH		10	PRCH	320	1.000	320
Total Building Area						988		988



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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	IMP PST	51			3.000	143	143	428	428
DBC	DENNIS-BATES COMPLEX 2-5%	IMP PST	60			6.230	168	168	1,047	1,047
IMP PST Totals						9.230			1,475	1,475
Total Agland						9.230			1,475	1,475